File Box 8

PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law

104 Woodmont Blvd., Suite 100

Nashville, Tennessee 37205

Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County
Trans:T20120065511 DEEDWARR
Recvd: 08/31/12 11:50 3 pgs
Fees:18.00 Taxes:999.00
20120831-0078949

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref: Title No: 51542

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Aidan Bowles Sabrina Bowles 217 53rd Avenue North Nashville, TN 37209	New Owner

TAX MAP-PARCEL NUMBERS: 103-3-53

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$270,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Kelly A. Hill, unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Aidan Bowles and wife, Sabrina Bowles hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 3 on the Map of the Resubdivision of Lots No. 1 through4, inclusive, of the Subdivision of Lots 21 and 22 of the Realty Savings Bank and Trust Company's Revised Plan of the West Extension of Charlotte Park Company's First Addition, of record in Book 1130, Page 51, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kelly A. Hill by deed from William David Young and wife, Jennifer Young, dated May 14, 2007, recorded May 21, 2007 in Instrument No. 20070521-0060483, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2012, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 1130, Page 51, said Register's Office, to which plan reference is hereby made for a more complete description; an easement for sanitary sewers granted to the City of Nashville of record in Book 1809, Page 405, said Register's Office.

This instrument is executed on behalf of Kelly A. Hill by Angela O'Neil pursuant to a Power of Attorney executed by her/him/them on the 24th day of August, 2012, of record in Instrument No. 20120831-0078948 Register's Office for Davidson, County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference

This is improved property, known as: 217 53rd Avenue North, Nashville, Tennessee 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 29th day of August, 2012 .

Kelly A. Hill by Angela O. Neil, atty in fact

Kelly A. Hill
By: Angela O. Neil, Attorney in Fact

~~Notary~~

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $270,000.00

Affiant

Sworn and subscribed before me this 29th day of August, 2012

Notary Public

My Commission Expires: _____

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-11-2013

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named , **Angela O'Neil** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Kelly A. Hill, as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 29th day of August, 2012

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 02-11-2013

Notary Public

My Commission Expires:_____

EXHIBIT "A"

To

Warranty Deed

FROM: Kelly A. Hill

TO: Aidan Bowles and Sabrina Bowles

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Angela O'Neil, Affiant

Sworn to and subscribed before me this

29th day of August, 2012

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 02-11-2013

Notary Public

My Commission Expires:_____