PREPARED BY (AND RETURN TO):

WILKINS & IVEY

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20120073448 DEEDWARR
Recvd: 09/28/12 11:08 3 pgs
Fees:18.00 Taxes:1295.00
20120928-0088546

W & I Ref: DM Title No: 51580

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Kevin Joseph Quinn Melody Kesler Quinn 7325 River Bend Road Nashville, Tennessee 37221	Same

TAX MAP-PARCEL NUMBERS: 141120C04000CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$350,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Steven J. McElroy and spouse, Elizabeth A. McElroy**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kevin Joseph Quinn and spouse, Melody Kesler Quinn** 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. 40 on the Plan of River Bend, a Planned Unit Development of record in Book 6900, pages 504 and 505, amended in Surveyors Certificate of Correction in Book 7465, page 833, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Steven J. McElroy and spouse, Elizabeth A. McElroy by Warranty Deed from Benjamin D. Gerace and wife, Megan T. Gerace, dated Nov. 29, 2006 and recorded on Nov. 30, 2006 of record in Doc. No. 20061130-0147973, 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 Book 6900, Pages 504 and 505 amended by Surveyor's Certificate of Correction in Book 7465, page 833, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 7336, page 15, amended in Book 7549, page 893, Book 7112, page 481, Book 7308, page 805, Book 7549, page 893, Book 7308, page 808, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This instrument is executed on behalf of Steven J. McElroy and spouse, Elizabeth A. McElroy by Melinda Brower pursuant to a Power of Attorney executed by them on the 11th day of September 2012, of record in Instrument No. 20120928-0088545, 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: 7325 River Bend Road, Nashville, Tennessee 37221

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 26th day of September, 2012 .

Steven J. McElroy by Melinda Brower, att-in-fact

Steven J. McElroy By: Melinda Brower, Atty-in-Fact

Elizabeth A. McElroy by Melinda Brower, atty-in-fact

Elizabeth A. McElroy By:Melinda Brower, Atty-in-Fact

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: $350,000.00

Affiant

Sworn and subscribed before me this 26th day of September, 2012

Notary Public

My Commission Expires

GRANT B. STOCKTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-21-2016

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 , **Melinda Brower** 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 **Steven J. McElroy and spouse, Elizabeth A. McElroy** , 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 26th day of September, 2012

Notary Public

My Commission Expires:

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: March 3, 2015

EXHIBIT "A"

To

Warranty Deed

FROM: Steven J. McElroy and spouse, Elizabeth A. McElroy

TO: Kevin Joseph Quinn and Melody Kesler Quinn

State of Tennessee
County of Davidson

A F F I D A V I T

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.

Melinda Brower

Melinda Brower, Affiant

Sworn to and subscribed before me this 26th day of September, 2012

Notary Public

My Commission Expires:

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: March 3, 2015