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

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20120074532 DEEDWARR
Recvd: 10/02/12 14:55 3 pgs
Fees:18.00 Taxes:1176.60
20121002-0089918

W & I Ref: DM Title No: 51595

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Matthew P. Albert Mallory Albert 1307 Stratton Avenue Nashville, Tennessee 37206	Tennessee Bank and Trust 4007 Hillsboro Road Nashville, TN 37215

TAX MAP-PARCEL NUMBERS: 08305028600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$318,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Carolyn Hughes, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Matthew P. Albert and spouse, Mallory Albert** 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. 8, Block "A" on the Plan of F.O. Beazley's Addition to East Nashville of record in Book 57, page 85, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Carolyn Hughes by Warranty Deed from Pamela R. Kanies, unmarried, dated Sept. 30, 2002 and recorded on Oct. 8, 2002 of record in Doc. No. 20021009-0123136, 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; All Matters shown on the Plan, with Owner's Certificate, of record in Book 57 Page 85, said Register's Office.

This instrument is executed on behalf of Carolyn Hughes by Sally Reber pursuant to a Power of Attorney executed by her on the 11th day of September, 2012 of record in Instrument No. 20121002008,9917 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: 1307 Stratton Avenue, Nashville, Tennessee 37206

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 28th day of September, 2012 .

Carolyn Hughes by Sally Reber, Atty-in-Fact

Carolyn Hughes By: ~~Sally Reber~~, 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: $318,000.00

Affiant

Sworn and subscribed before me this 28th day of September, 2012

My Commission Expires January 7, 2013

My Commission Expires: _____

Notary Public

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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 , **Sally Reber** 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 **Carolyn Hughes** , 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 28th 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: Carolyn Hughes

TO: Matthew P. Albert and spouse, Mallory Albert

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.

Sally Reber, Affiant

Sworn to and subscribed before me this 28th 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