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:T20120082102 DEEDWARR

Recvd: 10/29/12 15:06 3 pgs

Fees:18.00 Taxes:3385.50

20121029-0099032

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref: DM Title No: 51621

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Franke P. Elliott Kriste L. Goad 2709 Oakland Avenue Nashville, Tennessee 37212	Bank of America P.O. Box 961291 Fort Worth, Texas 91410-0212

TAX MAP-PARCEL NUMBERS: 11704016400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$915,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Andrew M. Rice and spouse, Apple Rice**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Franke P. Elliott and Kriste L. Goad, joint tenants with rights of survivorship,** 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. 136 on the Map of Belmont terrace of record in Book 421, page 101, Register's Office for said County, to which Plan reference is made for a complete description.

Being the same property conveyed to Andrew M. Rice and wife, Apple Rice, by Warranty Deed from GMS 2010 Properties, LLC, dated January 12, 2012 and recorded on January 13, 2012, of record in Doc. No. 20120113-0003773, 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 2013, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 421 Page 101, said Register's Office.

This instrument is executed on behalf of Andrew M. Rice and Apple Rice by Barbara Moutenot pursuant to a Power of Attorney executed by them on the 3rd day of October, 2012 of record in Instrument No. 20121029-0099031 , 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: 2709 Oakland Avenue, Nashville, Tennessee 37212

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 October, 2012 .

Andrew M. Rice by [signature] Atty-In-Fact

Andrew M. Rice by Barbara Moutenot, Atty-In-Fact

Atty-In-Fact

Apple Rice by [signature] Atty-In-Fact

Apple Rice by Barbara Moutenot, 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: $915,000.00

[signature]

Affiant

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

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015

[signature]

Notary Public

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 , **Barbara Moutenot** 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 **Andrew M. Rice and Apple Rice** , 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 October, 2012

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: March 3, 2015

Notary Public

My Commission Expires:_____

EXHIBIT "A"

To
Warranty Deed

FROM: Andrew M. Rice and Apple Rice

TO: Franke P. Elliott and Kriste L. Goad

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.

Barbara Moutenot, Affiant

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

Notary Public

My Commission Expires:_____

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: March 3, 2015