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)*

W & I Ref: DM Title No: 52042

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jody Hankins Matthew Hankins 719 Starlit Road Nashville, Tennessee 37205	New Owner

TAX MAP-PARCEL NUMBERS: 10215008600

BILL GARRETT, Davidson County
Trans:T20120090387 DEEDWARR
Recvd: 11/28/12 08:38 3 pgs
Fees:18.00 Taxes:862.10
20121128-0108954

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$233,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Dwight J. Hasbrouck, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jody L. Hankins and spouse, Matthew L. Hankins** 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. 268 on the Plan of Brook Meade Section VII of record in book 2331, page 5, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Dwight J. Hasbrouck, unmarried by Warranty Deed from David Chatman and wife, Cynthia Chatman, dated Dec. 16, 2004 and recorded on Dec. 21, 2004 of record in Doc. No. 20041221-0151811, Register's Office for Davidson County, Tennessee.

Emily Volz Hasbrouck, spouse, of Dwight J. Hasbrouck, joins in this conveyance solely to convey any and all marital interest she may have in subject property.

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

This conveyance is subject to: Taxes for 2013, and subsequent years; The Plan, with Owner's Certificate, of record in Book 2331 Page 5, said Register's Office, which Plan shows a 60 foot minimum building setback line from Starlit Road and a 10 foot easement for public utility purposes along the rear line of said lot. Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, by instrument of record in Book 5158, page 436, said Register's Office.

This instrument is executed on behalf of Dwight J. Hasbrouck and Emily Volz Hasbrouck by Seema Prasad pursuant to a Power of Attorney executed by them on the _____day of November, 2012, of record in Instrument No. 20121128010895 3, 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: 719 Starlit Road, Nashville, Tennessee 37205

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 21st day of November, 2012 .

Dwight J Hasbrouck by Seema Prasad atty-in-fact

Dwight J. Hasbrouck By: Seema Prasad, Atty-in-Fact

Emily Volz Hasbrouck by Seema Prasad atty-in-fact

Emily Volz Hasbrouck by Seema Prasad, 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: $233,000.00

ganderson

Affiant

Sworn and subscribed before me this 23rd day of November, 2012

Notary Public

My Commission Expires: 07/08/13

Rachel Neal
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County

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 , **Seema Prasad** 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 **Dwight J. Hasbrouck and Emily Volz Hasbrouck** , 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 21st day of November, 2012

Notary Public

My Commission Expires: 9/8/2013

GREGORY POLZIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

EXHIBIT "A"
To
Warranty Deed

FROM: Dwight J. Hasbrouck, married

TO: Jody Hankins and spouse, Matthew Hankins

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.

Seema Prasad, Affiant

Sworn to and subscribed before me this 21st day of November, 2012

Notary Public

My Commission Expires: 9/8/2013

GREGORY POLZIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.