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:T20130016872 DEEDWARR
Recvd: 02/28/13 15:45 3 pgs
Fees:18.00 Taxes:725.20
20130228-0020329

W & I Ref: Title No: 52182

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Nicholas W. Autry Nicole C. Autry 7916 Amber Hills Lane Nashville, TN 37221	FirstBank 3500 Blue Lake Drive, Suite 325 Birmingham, AL 35243

TAX MAP-PARCEL NUMBERS:156-1-A-8.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$196,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, William E. Crowder, Jr. and wife, Stephanie B. Crowder, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Nicholas W. Autry and wife, Nicole C. Autry 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 on the Plan of Amber Hills Subdivision, of record in Book 7900, Page 377, Register's Office for said County. , to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to William E. Crowder, Jr. and wife, Stephanie B. Crowder by deed from Steven M. Robinson and Donna Robinson, dated April 30, 2002, recorded May 2, 2002 in Instrument No. 20020502-0054395, 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; The Plan, with Owner's Certificate, of record in Book 7900, Page 347, revised in Book 7900, Page 377, said Register's Office, which Plan shows a 30 foot minimum building setback line from Amber Hills Lane, and 20 foot easement for public utility and drainage purposes along the westerly front line of said lot and an easement for public utility and drainage purposes of varying width along a portion of the southeasterly line with an 8 inch sewer line lying therein. The Declaration of Covenants, Conditions and Restrictions of record in Book 8535, page 775, 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 Stephanie B. Crowder by William E. Crowder, Jr. pursuant to a Power of Attorney executed by her/him/them on the 4th day of February, 2013, of record in

Instrument No. 20130228-0020328, 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: 7916 Amber Hills Lane, 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 20th day of February, 2013 .

William E. Crowder, Jr.

Stephanie B. Crowder
By: William E. Crowder, Jr., Atty-in-Fact
By: Atty in fact

State of TENNESSEE
County of DAVIDSON

On this 20th day of February, 2013 , before me the undersigned authority, personally appeared **William E. Crowder, Jr.** , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

Notary

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-24-2017

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: $196,000.00

Affiant

Sworn and subscribed before me this 20th day of February, 2013

Notary Public

My Commission Expires: 10/18/2016

DANA DELWORTH
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 , **William E. Crowder, Jr.** 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 **Stephanie B. Crowder** , 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 20th day of February, 2013

Notary Public

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017

My Commission Expires:_____

EXHIBIT "A"
To
Warranty Deed

FROM: William E. Crowder, Jr. and wife, Stephanie B. Crowder

TO: Nicholas Autry and wife, Nicole Autry

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.

William E. Crowder, Jr., Affiant

Sworn to and subscribed before me this

20th day of February, 2013

Notary Public

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017

My Commission Expires:_____