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:T20130019413 DEEDWARR
Recvd: 03/11/13 09:37 3 pgs
Fees:18.00 Taxes:790.32
20130311-0023697

W & I Ref: Title No: 52202

Dav. Co. File: Box 8

ADDRESS NEW OWNER:

Michelle Whitley Marlow
Andrea Michelle Pilot
510 S. 11th St.
Nashville, TN 37206

RESPONSIBLE FOR TAX PAYMENT:

New Owner

TAX MAP-PARCEL NUMBERS: 083-13-0-228.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$213,600.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Jennifer Crystal Hill and husband, David Hill, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Michelle Whitley Marlow and Andrea Michelle Pilot 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. 9 on the Plan of Mayline Weakley's Plan of "Confederate Hill" of record in Book 332, Page 134, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jennifer Crystal Hill and husband, David Hill by deed from Gregory C. Turner, dated April 30, 2012, recorded May 3, 2012 in Instrument No. 20120503-0038293, 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 Plat Book 332 Page 134, said Register's Office, to which reference is hereby made for a more complete description.

This instrument is executed on behalf of Jennifer Crystal Hill by David Hill pursuant to a Power of Attorney executed by her/him/them on the _____ day of March, 2013of record in Instrument No. 20130311-0023696, 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: 510 South 11th Street, 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 ____ day of March, 2013 .

By: David Hill, atty in fact

Jennifer Crystal Hill
By: David Hill, Atty-in-Fact

David Hill

State of TENNESSEE
County of DAVIDSON

On this 8th day of March, 2013 , before me the undersigned authority, personally appeared **David Hill** , 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: _____

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

Notary

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: $213,600.00

Affiant

Sworn and subscribed before me this 8 day of March, 2013

My Commission Expires: _____

DAVID R.A. ROETGER TENNESSEE NOTARY PUBLIC My Comm Exp. July 21, 2013 COUNTY OF WILLIAMSON

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 , **David Hill** 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 **Jennifer Crystal Hill** , 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 8th day of March, 2013

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

Notary Public

My Commission Expires:_____

EXHIBIT "A"
To
Warranty Deed

FROM: Jennifer Crystal Hill and husband, David Hill

TO: Michelle Whitley Marlow and Andrea Michelle Pilot

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.

David Hill, Affiant

Sworn to and subscribed before me this 8th day of March, 2013

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

Notary Public

My Commission Expires:_____