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:T20130030706 DEEDWARR
Recvd: 04/15/13 14:00 3 pgs
Fees:18.00 Taxes:824.73
20130415-0037198

W & I Ref: Title No: 52350

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Andrew J. Henderson 3691 Tibbs Dr. Nashville, Tn 37211	New Owner

TAX MAP-PARCEL NUMBERS: 133-06-0-265.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$224,900.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Georgette Kikano, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Andrew J. Henderson 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. 3 on the Plan of North Natchez Park, Resubdivision of Reserve Parcel 258 of record in Book 4300, Page 129, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Georgette Kikano by deed from Karen C. Angel and Ruth Monsalve, dated October 11, 2006, recorded October 19, 2006 in Instrument No. 20061019-0130047, Register's Office for Davidson County, Tennessee.

Subject property is not now, and never has been, the residence of the grantor herein.

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 4300 Page 129, said Register's Office, which Plan shows a 25foot minimum building setback line from Tibbs Drive and a 10 foot easement for public utility and drainage purposes along the rear and northerly lot line(s).

This instrument is executed on behalf of Georgette Kikano by George Basch pursuant to a Power of Attorney executed by her/him/them on the 2nd day of ~~March~~ April, 2013, of record in Instrument No. 20130415003719 7, 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: 3691 Tibbs Drive, Nashville, Tennessee 37211

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 10th day of April, 2013 .

Georgette Kikano by attorney in fact

Georgette Kikano
By: George Basch, Atty-in-Fact

State of TENNESSEE
County of Williamson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $222,900.00

Affiant

Sworn and subscribed before me this 10th day of April 2013

Notary Public

My Commission Expires: 3/21/17

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM 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 , **George Basch** 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 **Georgette Kikano** , 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 10th day of April, 2013

Notary Public

My Commission Expires:

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

EXHIBIT "A"
To
Warranty Deed

FROM: Georgette Kikano

TO: Andrew J. Henderson

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.

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

George Basch, Affiant

Sworn to and subscribed before me this 10th day of April, 2013.

Notary Public

My Commission Expires:_____