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

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref: DM Title No: 52480

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Frank R. Kyle Jennifer J. Kyle 108 Longwood Place Nashville, Tennessee 37215	SAME

TAX MAP-PARCEL NUMBERS: 117090B00500CO

BILL GARRETT, Davidson County
Trans:T20130036735 DEEDWARR
Recvd: 05/02/13 14:48 3 pgs
Fees:18.00 Taxes:1341.25
20130502-0044548

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$362,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Emily G. Miller, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Frank R. Kyle and spouse, Jennifer J. Kyle** 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. 5 on the Plan of Longwood of record in Book 5200, page 86 amended in book 5419, page 183, Register's Office for said County, to which P lan reference is hereby made for a more complete description.

Being the same property conveyed to Emily g. Miller, unmarried by Warranty Deed from Kevin G. Lydon, Successor Trustee of the Collen Lydon Living Trust established by the Revocable Trust Agreement of Colleen Lydon dated May 14, 1996, dated April 30, 2001 and recorded on May 3, 2001 of record in Doc. No. 20010503-0045508, 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 5200, Page 86, amended in book 5419, page 183, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. Easement to the Metropolitan Government of Nashville and Davidson county, Tennessee for sanitary sewers and/or storm drainage of record in Book 6925, page 836, said Register's Office. The Declaration of Covenants, Conditions and Restrictions of record in Book 5344, page 353, 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 **Emily G. Miller** by **William Lipscomb Davis, III** pursuant to a Power of Attorney executed by her on the 7th day of February, 2012, of record in Instrument No. 20130411-0036100, 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: 108 Longwood Place, Nashville, Tennessee 37215

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 1st day of May, 2013 .

Emily G. Miller by William Lipscomb Davis, III

Emily G. Miller By: William Lipscomb Davis, III, 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: $362,500.00

Affiant

Sworn and subscribed before me this 1st day of May, 2013

Notary Public

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015

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 Lipscomb Davis, III** 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 **Emily G. Miller** , 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 1st day of May, 2013

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: MY COMMISSION EXPIRES: ~~March 3, 2015~~

EXHIBIT "A"

To

Warranty Deed

FROM: Emily G. Miller

TO: Frank R. Kyle and Jennifer J. Kyle

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 Lipscomb Davis, III

William Lipscomb Davis, III, Affiant

Sworn to and subscribed before me this 1st day of May, 2013

Notary Public

My Commission Expires:

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015