PREPARED BY (AND RETURN TO):


# *WILKINS & IVEY*

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Christy Wilkins Ivey

*Percy Wilkins, Jr. (retired)*



BILL GARRETT, Davidson County
Trans:T20130045582 DEEDWARR
Recvd: 05/31/13 14:35 3 pgs
Fees:18.00 Taxes:1254.30
20130531-0055220


W & I Ref: DM Title No: 52590

Dav. Co. File: Box 8

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Dana C.N. Walker<br>Terry W. Walker<br>608 Dorshire Lane<br>Nashville, Tennessee 37221 | Regions Bank d/b/a Regions Mortgage<br>2050 Parkway Office Circle<br>RCN6<br>Birmingham, Alabama 35244 |

**TAX MAP-PARCEL NUMBERS: 142160A01500CO**

## *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$339,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Audrey L. Demonbreun-Light, unmarried and Eugene A. Light, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Dana C.N. Walker and spouse, Terry W. Walker** 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. 15 on the Plan of Devon Park, Phase One, of record in Book 5200, Pages 670, 671 and 672, Register's Office for said County.

Said Lot No. 15, which is a corner lot, fronts 60.88 feet on the westerly margin of Burleigh Court (private) and fronts 95.14 feet on the northerly margin of Dorshire Lane (private), said frontages being joined by a curve having a length of 47.12 feet, and extends back 142.43 feet on the northerly line and 70.41 feet on the westerly line to a point of intersection.

Being the same property conveyed to Audrey L. Demonbreun and Eugene A. Light as joint tenants with rights of survivorship by Warrant Deed from Linda L. Howell, a married, woman, dated September 18, 1998, recorded September 22, 1998 in Book 11121, Page 507, Register's Office for Davidson County, Tennessee. The said Audrey L. Demonbreun is now known and Audrey L. Demonbreun-Light.

**Description Reference:** The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2013, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5200, Pages 670, 671 and 672, said Register's Office, which Plan shows a 15 foot minimum building setback line from Dorshire Lane (private), and 10 foot easement for public utility and drainage purposes along the westerly line of said lot, with an 8 inch sewer line lying therein; a 25 foot minimum setback line from Burleigh Court (private) along with a 5 foot and 20 foot minimum setback line from the northerly and westerly lines, respectively; drainage easement of undetermined width across the southeasterly portion of said lot, together with a drainage line lying therein; and Storm Water Detention Agreement of record in Book 6145, Page 252, said Register's Office. The Declaration of Covenants, Conditions and Restrictions of record in Book 6176, page 7, Book

6541, page 542, and Book 6967, page 156, 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 Eugene A. Light by pursuant to a Power of Attorney executed by him on the 14th day of September, 2011, of record in Instrument No. 20130528-0053584, 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: 608 Dorshire 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 30th day of May, 2013 .

Audrey L. Demonbreun-Light

Eugene A. Light by Ruby Hagewood, Atty-In-Fact

**State of** TENNESSEE

**County of** DAVIDSON

On this 30th day of May, 2013 , before me the undersigned authority, personally appeared **Audry L. Demonbruen-Light**, 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: $339,000.00

Affiant

Sworn and subscribed before me this 30th day of May, 2013

Notary Public

My Commission Expires: 9/8/2013

DEBORAH H. BERRIE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

State of Florida
County of Lake

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ruby Hagewood**, 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 **Eugene A. Light,** 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 30th day of May, 2013

KIMBERLY DANIEL
Notary Public - State of Florida
My Comm. Expires Sep 19, 2014
Commission # EE 27098

Kimberly Daniel
Notary Public

My Commission Expires: September 19, 2014

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## EXHIBIT "A"
**To**
**Warranty Deed**

**FROM: Audrey L. Demonbreun-Light and Eugene A. Light**

**TO: Dana D.N. Walker and spouse, Terry W. Walker**

State of Florida
County of Lake

## 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.

Ruby Hagewood
**Ruby Hagewood, Affiant**

Sworn to and subscribed before me this 29th day of May, 2013

Kimberly Daniel
Notary Public

My Commission Expires: 9/19/2014

KIMBERLY DANIEL
Notary Public - State of Florida
My Comm. Expires Sep 19, 2014
Commission # EE 27098