PREPARED BY (AND RETURN TO):

(2)

WILKINS & IVEY

Attorneys at Law
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Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

Jim R. Vanderpool, P.C.
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

W & I Ref: DM Title No: 52416

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Alan D. Roberts Sarah H. Roberts 5852 Sterling Oaks Drive Brentwood, TN 37027	New Owner

TAX MAP-PARCEL NUMBERS: 172050B09100CO

BILL GARRETT, Davidson County
Trans:T20130047170 DEEDWARR
Recvd: 06/06/13 09:01 3 pgs
Fees:18.00 Taxes:1021.20
20130606-0057363

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$276,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Brian E. Weiner and wife, Ashley A. Weiner,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Alan D. Roberts and wife, Sarah H. Roberts** 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. 23 on the Plan of Sterling Oaks, Phase II, of record in Book 11190, page 141, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Brian E. Weiner and wife, Ashley A. Weiner, by Warranty Deed from Seung Jin Lee and wife, Eun Kyung Lee, dated July 14, 2008 and recorded on July 17, 2008, of record in Doc. No. 20080717-0073302, 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; All matters shown on the Plan, with Owner's Certificate, of record in Book 11190, page 141, Register's Office for Davidson County, Tennessee. The Declaration of Covenants, Conditions and Restrictions of record in Book 10951, page 547, Book 11574, page 959, Doc. No. 20130419-0039232 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 Brian E. Weiner by Ashley A. Weiner pursuant to a Power of Attorney executed by him on the _____ day of May, 2013, of record in Instrument No. 20130606 0057362 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: 5852 Sterling Oaks Drive, Brentwood, Tennessee 37027

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 31st day of May, 2013 .

Brian E. Weiner by Ashley A. Weiner, Atty-In-Fact

Brian E. Weiner by Ashley A. Weiner, Atty-In-Fact

Ashley A. Weiner

Ashley A. Weiner

State of TENNESSEE
County of DAVIDSON

On this 31st day of May, 2013 , before me the undersigned authority, personally appeared **Ashley A. Weiner** , 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: _____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES: March 3, 2015

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: $276,000.00

Affiant

Sworn and subscribed before me this 31st day of May, 2013

Notary Public

My Commission Expires: _____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06-24-2016

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 , **Ashley A. Weiner** 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 **Brian E. Weiner** , 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 31st 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

EXHIBIT "A"
To
Warranty Deed

FROM: Brian E. Weiner and wife, Ashley A. Weiner

TO: Alan D. Roberts and wife, Sarah H. Roberts

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.

Affiant

Ashley A. Weiner, Affiant

Sworn to and subscribed before me this 31st 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