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

BILL GARRETT, Davidson County
Trans:T20130054294 DEEDWARR
Recvd: 06/26/13 14:15 3 pgs
Fees:18.00 Taxes:1036.00
20130626-0065835

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref: DM Title No: 52714

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Wade Putnam Melissa Putnam 6016 Sedberry Road Nashville, Tennessee 37205	SAME

TAX MAP-PARCEL NUMBERS: 11609005900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$280,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Newton MacLeod and wife, Mary Margaret MacLeod**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Wade Putnam and wife, Melissa Putnam** 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. 354 on the Plan of Hillwood Estates, Section 14 of record in Book 2900, page 36, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Newton MacLeod and wife, Mary Margaret MacLeod by Installment deed from H.G. Hill Realty Company, a Tennessee Corporation, dated October 29, 1959 and recorded on November 18, 1959 of record in Book 2993, page 527, 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 2900 Page 36, said Register's Office, which Plan shows a 75 foot minimum building setback line from Long Meadow Road and a 10 foot easement for public utility purposes along the rear line of said lot. And a 10 foot easement for a drain across the southeast corner of said lot. Easement for sanitary sewers, storm drainage, water mains and appurtenances to the Metropolitan Government of Nashville and Davidson County, Tennessee, by instrument of record in Book 6255, page 722, said Register's Office.

This instrument is executed on behalf of Newton MacLeod and wife, Mary Margaret MacLeod by Janice M. Granbery pursuant to a Power of Attorney executed by them on the 19 day of June, 2013, of record in Instrument No. 20130626-0065934 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: 5936 Long Meadow Road, Nashville, Tennessee 37205

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 19th day of June, 2013 .

Newton MacLeod by Janice M. Granbery, Atty-in-Fact

Newton MacLeod By: Janice M. Granbery, Atty-in-Fact

Mary Margaret MacLeod by: Janice M. Granbery, Atty-in-Fact

Mary Margaret MacLeod By: Janice M. Granbery, 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: $280,000.00

Affiant

Sworn and subscribed before me this 19th day of June, 2013

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015

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 , **Janice M. Granbery** 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 **Newton MacLeod and wife, Mary Margaret MacLeod** , 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 19th day of June, 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: Newton MacLeod and wife, Mary Margaret MacLeod

TO: Wade Putnam and wife, Melissa Putnam

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.

Janice M. Granbery

Janice M. Granbery, Affiant

Sworn to and subscribed before me this 19th day of June, 2013

Notary Public

My Commission Expires:

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: March 3, 2015