(D)

PREPARED BY (AND RETURN TO):

WILKINS & IVEY

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Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20130056920 DEEDWARR
Recvd: 07/03/13 14:15 4 pgs
Fees:23.00 Taxes:1683.50
20130703-0069217

W & I Ref: DM Title No: 52695

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Taylor N. Thompson 4820 Sulphur Creek Road Nashville, TN 37218	Movement Mortgage, LLC 841 Seahawk Circle Virginia Beach, Virginia 23452

TAX MAP-PARCEL NUMBERS: 04700007100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$455,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Duane A. Ewers and spouse, Judith E. Smith,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Taylor N. Thompson, an unmarried man,** 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:**

See attached Exhibit A for complete legal description

Being the same property conveyed to Duane Allen Ewers and wife, Judith Elaine Smith by Warranty Deed from H. Burke Mahling, dated March 6, 1996 and recorded on March 7, 1996 of record in Book 9971, page 853, Register's Office for Davidson County, Tennessee

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.

This instrument is executed on behalf of Duane A. Ewers by Judith E. Smith pursuant to a Power of Attorney executed by him on the 16th day of June, 2013, of record in Instrument No. 20130703-0069216 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: 4820 Sulphur Creek Road, Nashville, Tennessee 37218

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 26th day of June, 2013 .

Duane A. Ewers By: Judith E. Smith, Atty-in-Fact — Judith E. Smith

State of TENNESSEE
County of DAVIDSON

On this 26th day of June, 2013 , before me the undersigned authority, personally appeared **Judith E. Smith**, 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: $455,000.00

Affiant

Sworn and subscribed before me this 26th day of June, 2013

Notary Public

My Commission Expires: MISTY M. THOMPSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05/17/2015

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 , **Judith E. Smith** 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 **Duane A. Ewers** , 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 26th 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: Duane A. Ewers and Judith E. Smith

TO: Taylor Thompson

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.

Judith E. Smith, Affiant

Sworn to and subscribed before me this 26th 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

PROPERTY DESCRIPTION (TRACT ONE)

BEING A PORTION OF THE PROPERTY CONVEYED TO HARVEY BURKE MAHLING, EXECUTOR OF THE ESTATE OF SADIE CATHERINE VESTER OZMENT, (CATHERINE S. OZMENT), DECEASED, AS OF RECORD IN DEED BOOK 9519, PAGE 609, R.O.D.C., TN., AND BEING MORE PARTICULARLY DESCRIBED BY A SURVEY BY R. L. MONTOYA - LAND SURVEYING, DATED 8/4/95, AS FOLLOWS:

BEGINNING AT AN IRON ROD IN THE NORTHERN MARGIN OF SULFER CREEK ROAD, SAID POINT BEING A COMMON CORNER WITH TRACT TWO; THENCE, WITH A CURVE TO THE LEFT HAVING A RADIUS OF 463.97 FEET AND AN ARC LENGTH OF 89.75 FEET TO AN IRON ROD, SAID POINT BEING THE NORTHEASTERLY CORNER OF KENNETH SCHUBERT, DB.7639, PG.537, R.O.D.C., TN.; THENCE, LEAVING SAID ROAD MARGIN WITH SAID LINE, NORTH 88 DEGREES 45 MINUTES 00 SECONDS WEST 833.68 FEET TO AN IRON ROD, SAID POINT BEING THE SOUTHWEST CORNER OF THIS TRACT AND BEING ON THE LINE OF L. C. TREVOR JR., DB.2746, PG.549, R.O.D.C., TN.; THENCE, WITH SAID LINE, NORTH 07 DEGREES 25 MINUTES 34 SECONDS EAST 574.50 FEET TO A 10" HICKORY WITH A FENCE LINE; THENCE, CONTINUING WITH BUFORD E. WINFREY, DB.3221, PG.209, R.O. D.C., TN., AND MEANDERING ALONG A FENCE LINE FOR THE NEXT SIX CALLS, NORTH 85 DEGREES 08 MINUTES 00 SECONDS EAST 268.92 FEET TO A POINT; THENCE, NORTH 54 DEGREES 02 MINUTES 11 SECONDS EAST 361.12 FEET TO A POINT; THENCE, NORTH 41 DEGREES 56 MINUTES 35 SECONDS EAST 407.41 FEET TO A POINT; THENCE, NORTH 73 DEGREES 51 MINUTES 36 SECONDS EAST 225.70 FEET TO A POINT; THENCE, NORTH 21 DEGREES 18 MINUTES 32 SECONDS EAST 325.08 FEET TO A POINT; THENCE, NORTH 45 DEGREES 12 MINUTES 50 SECONDS EAST 129.78 FEET TO A 15" HICKORY WITH A FENCE LINE, SAID POINT BEING IN THE LINE OF F.H. VONDOHLEN, DB.3220, PG.217, R.O.D.C., TN., AND ALSO BEING THE NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT; THENCE, WITH SAID LINE, SOUTH 84 DEGREES 30 MINUTES 56 SECONDS EAST 929.22 FEET TO A FENCE CORNER, SAID POINT BEING THE NORTHWESTERLY CORNER OF THE MATHEW WALKER PROPERTY, DB.2029, PG.589, R.O.D.C., TN., AND ALSO BEING THE NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT; THENCE, WITH SAID LINE, SOUTH 36 DEGREES 30 MINUTES 00 SECONDS WEST 1192.95 FEET TO AN IRON ROD, SAID POINT BEING THE NORTHEASTERLY CORNER OF TRACT TWO; THENCE, WITH A COMMON LINE WITH TRACT TWO, SOUTH 88 DEGREES 14 MINUTES 18 SECONDS WEST 634.37 FEET TO AN IRON ROD; THENCE, SOUTH 01 DEGREES 45 MINUTES 42 SECONDS EAST 498.49 FEET TO THE POINT OF BEGINNING, CONTAINING 36.07 ACRES, MORE OR LESS.

PROPERTY DESCRIPTION (TRACT TWO)

BEING A PORTION OF THE PROPERTY CONVEYED TO HARVEY BURKE MAHLING, EXECUTOR OF THE ESTATE OF SADIE CATHERINE VESTER OZMENT, (CATHERINE S. OZMENT), DECEASED, AS OF RECORD IN DEED BOOK 9519, PAGE 609, R.O.D.C., TN., AND BEING MORE PARTICULARLY DESCRIBED BY A SURVEY BY R. L. MONTOYA - LAND SURVEYING, DATED 8/4/95, AS FOLLOWS:

BEGINNING AT AN IRON ROD IN THE NORTHERLY MARGIN OF SULFER CREEK ROAD, SAID POINT BEING IN THE LINE OF MATHEW WALKER, DB.2029, PG.589, R.O.D.C., TN., AND ALSO BEING THE SOUTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT; THENCE, WITH SAID ROAD MARGIN, SOUTH 88 DEGREES 14 MINUTES 18 SECONDS WEST 241.23 FEET TO AN IRON ROD, SAID POINT BEING THE SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT; THENCE, WITH A COMMON LINE WITH TRACT ONE, NORTH 01 DEGREES 45 MINUTES 42 SECONDS WEST 498.49 FEET TO AN IRON ROD; THENCE, NORTH 88 DEGREES 14 MINUTES 18 SECONDS EAST 634.37 FEET TO AN IRON ROD IN THE LINE OF THE AFORESAID MATHEW WALKER; THENCE, WITH SAID LINE, SOUTH 36 DEGREE 30 MINUTES 00 SECONDS WEST 634.86 FEET TO THE POINT OF BEGINNING, CONTAINING 5.01 ACRES, MORE OR LESS.