BILL GARRETT, Davidson County
Trans:T20130066473 DEEDWARR
Recvd: 08/02/13 14:40 3 pgs
Fees:18.00 Taxes:588.30
20130802-0081101

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: 52778

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
James F. Bond, Jr. Pamela L. Bond 525 Allentown Road Old Hickory, TN 37138	Old Hickory Credit Union P. O. Box 413 Old Hickory, TN 37138

TAX MAP-PARCEL NUMBERS: 05316021500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$159,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Stephen M. Hand, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James F. Bond, Jr. and spouse, Pamela L. Bond,** 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. 1, on the Plan of Kenwood Estates, of record in Book 9700, Page 137, amended in Book 10457, Page 59, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

BEING the same property conveyed to Stephen M. Hand by Warranty Deed from John D. McClurkan and wife, Rose Ann McClurkan, dated November 12, 2010 and recorded on November 15, 2010, of record in Document No. 20101115-0091262, 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 of record in Book 9700 Page 137 as amended in Book 10457, Page 59, said Register's Office, shows an owner's certificate, minimum building setback lines and easements to which Plan reference is hereby made for a more complete description.

This instrument is executed on behalf of Stephen M. Hand by Brent Daniel Blackburn pursuant to a Power of Attorney executed by him on the _____, day of July, 2013, of record in Instrument No 20130802-0081100 _____, 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 525 Allentown Road, Old Hickory, Tennessee 37138

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 July, 2013.

Stephen M. Hand by Brent Daniel Blackburn AIF

Stephen M. Hand
By: Brent Daniel Blackburn, Attorney-in-Fact

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, **Brent Daniel Blackburn** 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 **Stephen M. Hand**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of July, 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

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $159,000.00.

M.U. Brooks-Palmer
Affiant

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

CURTIS M. LINCOLN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public

My Commission Expires: 2-6-17

Wldoc: Deed Wty—12/92

EXHIBIT "A"
To
Warranty Deed

FROM: Stephen M. Hand

TO: James F. Bond, Jr. and Pamela L. Ussery

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 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.

Brent Daniel Blackburn, Affiant

Sworn to and subscribed before me this

31st day of July, 2013.

Notary Public

My Commission Expires:_____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015