File Box 8

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:T20130084379 DEEDWARR
Recvd: 09/30/13 14:49 3 pgs
Fees:18.00 Taxes:795.13
20130930-0102456

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref: DM Title No: 52873

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
James Hunt Kyndal Hunt 620 River Rouge Dr. Nashville, Tennessee 37209	Regions Bank d/b/a Regions Mortgage 2050 Parkway Office Circle RCN6 Birmingham, Alabama 35244

TAX MAP-PARCEL NUMBERS: 091015002200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$214,900.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Mark Hayes and wife, Dawn Hayes, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto James Hunt and wife, Kyndal Hunt 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. 621 on the Plan of Charlotte Park, Section Ten, of record in Book 2900, Page 78, Register's Office for said County.

Said Lot No. 621 fronts 82.0 feet on the easterly margin of River Rouge Drive and extends back 192.9 feet on the northerly line and 173.2 feet on the southerly line to a broken line in the rear, measuring 71.6 feet thereon.

Being the same property conveyed to Mark Hayes and wife, Dawn Hayes by Warranty Deed from Thomas Richard Roark and Joseph S. Roark and Teri Lynn Kennedy, heirs at law of Barbara Jean Roark, dated May 21, 2013, recorded May 22, 2013 in Instrument No. 20130522-0051943, 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; The Plan, with Owner's Certificate, of record in Book 2900 Page 78, said Register's Office, which Plan shows a 40foot minimum building setback line from River Rouge Drive and a 10 foot easement for public utility purposes along the rear line of said lot, with an 8 inch sewer line and a manhole lying therein; rights, conditions, obligations and restrictions in regard to the use of a sewerage system stated in an agreement between Consolidated Developments Company, Inc. and the City of Nashville, of record in Book 2593, Page 566, said Register's Office.

This instrument is executed on behalf of Dawn Hayes by Mark Hayes pursuant to a Power of Attorney executed by her/him/them on the _____ day of September, 2013, of record in Instrument No. 20130930-0102455, 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: 620 River Rouge Drive, Nashville, Tennessee 37209

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 27th day of September, 2013 .

Mark Hayes

Dawn Hayes by: _____, attys in fact
Dawn Hayes
By: Mark Hayes, Attorney in Fact

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-24-2017

State of TENNESSEE
County of DAVIDSON

On this 27th day of September, 2013, before me the undersigned authority, personally appeared Mark Hayes, 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: _____

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: $214,900.00

Affiant

Sworn and subscribed before me this 27th day of September, 2013

My Commission Expires: _____

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-24-2017

Notary Public

Wldoc: Deed Wby—12/92

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 , **Mark Hayes** 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 Dawn Hayes , 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 27th day of September, 2013

Notary Public

My Commission Expires:_____

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-24-2017

EXHIBIT "A"
To
Warranty Deed

FROM: Mark Hayes and wife, Dawn Hayes

TO: James Hunt and wife, Kyndal Hunt

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.

Mark Hayes, Affiant

Sworn to and subscribed before me this

27th day of September, 2013

Notary Public

My Commission Expires:_____

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-24-2017