BILL GARRETT, Davidson County
Trans:T20130086400 DEEDWARR
Recvd: 10/07/13 09:04 3 pgs
Fees:18.00 Taxes:1202.50
20131007-0104890

Return to:
SOUTHERN LAND TITLE & ESCROW, INC.
P.O. BOX 217, NOLENSVILLE, TN 37135

#1086

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Joseph L. Blount and wife, Rosalie L. Blount	(NEW OWNERS)	Map 132-01-0A-
P.O. Box 96		Parcel 010.00-CO
Union, Mississippi 39365		

This instrument prepared by: Southern Land Title & Escrow, Inc., P.O. Box 217, 9927 Sam Donald Court, Nolensville, TN 37135.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **JOY LENITA WIXSON, UNMARRIED,** (The "Grantor) has bargained and sold, and by these presents does transfer and convey unto **JOSEPH L. BLOUNT AND WIFE, ROSALIE L. BLOUNT,** (The "Grantees"), their heirs and assigns, to certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being 10, on the Plan of St. Andrews Place, a Planned Unit Development, of record in Plat Book 6250, page 909, said Register's Office, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Joy Lenita Wixson by warranty deed dated November 16th, 1995 from Sandra G. Kirchner and Carole E. Soucaze of record in Book 9866, page 549, said Register's Office.

This instrument is executed on behalf of Joy Lenita Wixson by Sandra Wixson Kellems and Sharon Lee Shields, as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. 20131003-0104005, said Register's Office.

This is the same legal description as used in last deed of record.

This conveyance is subject to the following:

1. **2013 Taxes, a lien not yet due and payable and assumed by Grantees.**
2. **Restrictions of record in Book 6658, page 135, Book 6856, page 483, amended in Book 7085, page 528, said Register's Office.**
3. **Charter and By-Laws of record in Instrument Nos 20120531-0047004 & 20120531-0047005, Book 6882, page 474 and in Book 8627, page 139, said Register's Office.**
4. **Easement for Common Area of record in Instrument No. 20061127-0145857, said Register's Office.**
5. **Easement for ingress and egress of record in Book 7342, page 549, said Register's Office.**
6. **Easement for water rights, storm water detention agreement and gas line as set out in Book 1141, page 378, Book 6737, page 876 and in Book 1848, page 460, said Register's Office.**
7. **Any and all matters appearing of record in Plat Book 6250, Page 909, said Register's Office.**

This is improved property commonly known as **1044 Saint Andrews Place, Nashville, TN 37204.**

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $ 325,000.00.

Joseph L Grant
Affiant

Subscribed and sworn to before me this 30th day of September, 2013.

JUDY PAINTER-ROSE
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

Notary public:
My commission expires: 1/13/2015

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 30th day of September, 2013.

Joy Lenita Wixson
by Sandra Wixson Kellems POA,
JOY LENITA WIXSON by Attorney-in-Fact
Sandra Wixson Kellems, Attorney-In-Fact

Joy Lenita Wixson
by Sharon Lee Shields, POA,
JOY LENITA WIXSON by Attorney-In-Fact
Sharon Lee Shields, Attorney-In-Fact

[STATE OF ARKANSAS]
[COUNTY OF Craighead]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **SANDRA WIXSON KELLEMS AS ATTORNEY-IN-FACT FOR JOY LENITA WIXSON**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged SHE executed the within instrument as Attorney-In Fact on ~~their~~ HER behalf.

WITNESS my hand and official seal at Jonesboro, Arkansas, this 25 day of September, 2013.

Dian Street
Notary Public
My Commission Expires:

OFFICIAL SEAL - #12392061
DIAN STREET
NOTARY PUBLIC-ARKANSAS
CRAIGHEAD COUNTY
MY COMMISSION EXPIRES: 02-05-2023

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **SHARON LEE SHIELDS AS ATTORNEY-IN-FACT FOR JOY LENITA WIXSON**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged SHE executed the within instrument as Attorney-In Fact on her behalf.

WITNESS my hand and official seal at Nolensville, Tennessee, this 30th day of September, 2013.

Judy Painter-Rose

Notary Public
My Commission Expires: 1-13-2015

