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:T20140012754 DEEDWARR

Recvd: 02/24/14 13:53 3 pgs

Fees:18.00 Taxes:888.00

20140224-0015638

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref: Title No: 53211

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Joseph N. Shank Judy N. Shank 865 Bellevue Rd., #B-18 Nashville, Tennessee 37221	CertusBank, N.A. 2717 Devine St. Columbia, South Carolina 29205

TAX MAP-PARCEL NUMBERS: 155080C21100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$240,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James W. Rollins and wife, Charlotte Ann Rollins**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Joseph N. Shank and wife, Judy N. Shank 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. 211 on the Plan of Poplar Creek Estates, Phase Two, of record in Book 6900, Pages 339 through 347, amended in Book 7900, Pages 888 and 889, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James W. Rollins and spouse, Charlotte Ann Rollins by Warranty Deed from Marjorie H. Wrye dated December 28, 2011, recorded January 13, 2012 in Instrument No. 20120113-0003729, 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 6900, Pages 339 through 347, amended in Book 7900, Pages 888 and 889, Register's Office for said County, to which plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 9472, page 824, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This instrument is executed on behalf of James W. Rollins and wife, Charlotte Ann Rollinsby Robin Kay Ritter pursuant to a Power of Attorney executed by her/him/them on the 14th day of February, 2014, of record in Instrument No. 20140224-0015637 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: 6908 Collinswood Drive, Nashville, Tennessee 37221

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 11th day of February, 2014 .

James W. Rollins
By Robin Kay Ritter ATTY in Fact
James W. Rollins
By: Robin Kay Ritter, Attorney in Fact

Charlotte Ann Rollins
By Robin Kay Ritter ATTY in Fact
Charlotte Ann Rollins
By: Robin Kay Ritter, Attorney 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: $240,000.00

Judy N. Shank
Affiant

Sworn and subscribed before me this 11th day of February, 2014

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 , **Robin Kay Ritter** 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 James W. Rollins and Charlotte Ann Rollins, 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 21st day of February, 2014

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: James W. Rollins and Charlotte Ann Rollins

TO: Joseph N. Shank and wife, Judy N. Shank

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.

Robin Kay Ritter

Robin Kay Ritter, Affiant

Sworn to and subscribed before me this

21st day of February, 2014

Notary Public

My Commission Expires:

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015