PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law
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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

Box 44

BILL GARRETT, Davidson County
Trans:T20140036691 DEEDWARR
Recvd: 05/27/14 11:40 3 pgs
Fees:18.00 Taxes:1812.63
20140527-0045239

W & I Ref: DM Title No: 53273

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Sullivan F. Marsden Jama L. Keener 832 Forest Hills Drive Nashville, Tennessee 37220	Pinnacle Bank 150 3rd Ave. S. Nashville, TN 37201

TAX MAP-PARCEL NUMBERS: 16001002400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$489,900.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jason R. Glassman and spouse, Genoveva B. Glassman**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Sullivan F. Marsden, unmarried and Jama L. Keener, unmarried, as tenants in common with the right of survivorship,** 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. 169 on the Plan of Oak Hill Estates, Section Tow, of record in Book 4460, pages 36, 37 and 38, Register's Office for said County, to which plan reference is made for a complete description.

Being the same property conveyed to Jason R. Glassman and Genoveva B. Glassman, husband and wife, by Warranty Deed from June McKinney, a married woman, dated September 29, 2006 and recorded on October 12, 2006, of record in Doc. No. 20061012-0126665, 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 2014, and subsequent years; The Plan, with Owner's Certificate, of record in Book 4460, pages 36, 37 and 38, said Register's Office, which Plan shows a 75 foot minimum building setback line from Forest Hill Drive, a 10 foot easement for public utility and drainage purposes along the rear and easterly side lines of said Lot, a TVA Easement across a portion of said Lot and the following note: Lot 169 shall have a sewage pump installed to left of the sewage to the rear of the lot; Easement to Piedmont Natural Gas Company, Inc., of record in Doc. No. 20130116-0005204, said Register's Office.

This instrument is executed on behalf of Jason R. Glassman and Genoveva B. Glassman by Kate Hickey pursuant to a Power of Attorney executed by them on the 21st day of January, 2014, of record in Instrument No. 20140527-0045238, 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: 832 Forest Hills Drive, Nashville, Tennessee 37220

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 23rd day of May, 2014 .

Jason Glassman by Kate Hickey
Jason R. Glassman By: Kate Hickey, Atty-in-Fact Attorney-in-fact

Genoveva Glassman by K. Hickey
Genoveva B. Glassman By: Kate Hickey, Atty-in-Fact 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 , **Kate Hickey** 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 **Jason R. Glassman and Genoveva B. Glassman** , 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 23rd day of May, 2014

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: $489,900.00

Affiant

Sworn and subscribed before me this 23rd day of May, 2014

Notary Public

My Commission Expires: 4-24-17

IVA J. BINKLEY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.

EXHIBIT "A"

To

Warranty Deed

FROM: Jason R. Glassman and Genoveva B. Glassman

TO: Sullivan R. Marsden and Jama L. Keener

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.

K. Hickey
Kate Hickey, Affiant

Sworn to and subscribed before me this 23rd day of May, 2014

Notary Public

My Commission Expires:_____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015