PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law
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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref: DM Title No: 53458

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 05/29/14 11:11 4 pgs
Fees:23.00 Taxes:4643.50
20140529-0046144

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Don Patterson Adams, Jr. Karla M. Adams 108 Brook Hollow Road Nashville, Tennessee 37205	Farmington Financial Group 2002 Richard Jones Rd Ste 300A Nashville TN 37215

TAX MAP-PARCEL NUMBERS: 12908000400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,255,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Roy M. Neel and wife, Regina M. Clad**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Don Patterson Adams, Jr. and wife, Karla M. Adams** 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 Resubdivision of Lot No. 5 on the Plan of West Meade Farms, Inc., of record in Book 5210, page 206, Register's Office for Davidson County, Tennessee to which Plan reference is hereby made for a more complete and accurate description.

Said Lot No. 1 fronts 302.14 feet on the northeasterly side of Brook Hollow Road and extends back 399.38 feet on the northwesterly line and 438.34 feet on the southeasterly line to a dead line in the rear measuring 281.21 feet thereon. Together with and subject to an easement for driveway purposes of record in Book 7280, page 595, said Register's Office.

Being the same property conveyed to Roy M. Neel and wife, Regina M. Clad by Warranty Deed from Dwaine L. Anderson and wife, Leilani S. Boulware, dated May 30, 2008 and recorded on June 3, 2008 of record in Doc. No. 20080603-0056627, 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 2014, and subsequent years; The Plan, with Owner's Certificate, of record in Book 5210 Page 206, said Register's Office, which Plan shows a 100 foot minimum building setback line from Brook Hollow Road and a 10 foot easement for public utility purposes along the southeasterly line of said lot. And sewage soil absorption areas labeled No. 1 and No. 2. Easement for driveway encroachment of record in Book 7280, page 595, said Register's Office. No insurance is afforded as to any rights contained therein. Easement for sanitary sewers, storm drainage, water mains and appurtenances to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 6209, page 380, said Register's Office. Restrictive Covenants to the Metropolitan Government of Nashville and Davidson County, Tennessee of record Doc. No. 20031202-0173069, said Register's Office; but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions would violate 42 USC 3604c.

This instrument is executed on behalf of Regina M. Clad by Roy M. Neel pursuant to a Power of Attorney executed by her on the 16th day of May, 2014, of record in Instrument No. _____, 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: 108 Brook Hollow Road, Nashville, Tennessee 37205

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 .

Roy M. Neel

Regina M. Clad By: Roy M. Neel, Atty-in-Fact

State of TENNESSEE
County of DAVIDSON

On this 23rd day of May, 2014 , before me the undersigned authority, personally appeared **Roy M. Neel** , 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: _____

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES March 3, 2015

Notary

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 **Roy M. Neel** 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 **Regina M. Clad** , 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: $1,255,000.00

Affiant

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

Notary Public

My Commission Expires: 12-6-16

SUSAN TATMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 12-6-2016

WIdoc: Deed WD - 12/02

EXHIBIT "A"

To
Warranty Deed

FROM: Roy M. Neel and wife, Regina M. Clad

TO: Don Patterson Adams, Jr. and wife, Karla M. Adams

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.

Roy M. Neel, 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

True Copy Certification

I, Dora Mobley, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Williamson

Personally appeared before me, Ryan A. Rafoth, a notary public for this county and state, Dora Mobley who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 06-26-16

Notary' Seal (if on paper)

