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

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20140038404 DEEDWARR
Recvd: 06/02/14 14:31 3 pgs
Fees:18.00 Taxes:3163.50
20140602-0047388

W & I Ref: DM Title No: 53418

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Hoyt Halvorson Rachel B. Halvorson 3807 Whitland Avenue Nashville, Tennessee 37205	F&M Bank PO Box 451 Clarksville, TN 37041

TAX MAP-PARCEL NUMBERS: 10409019800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$855,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Elizabeth C. Interlandi, Trustee, Marjorie Y. Compton Trust U/W Marjorie Y. Compton dated 7/11/90, and Elizabeth C. Interlandi, John A. Compton and Catherine C. Swanson as devisees under the Last Will and Testament of Marjorie Y. Compton,** hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Hoyt Halvorson and Rachel B. Halvorson, husband and wife,** 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:**

Being the westerly 75 feet of Lot No. 6 of Block "B" in the Whitland Realty Company's Subdivision, as of record in Book 332, page 141, Register's Office for Davidson County, Tennessee.

Said par to Lot NO. 6 fronts 75 feet on the northerly side of Whitland Avenue, formerly Bowling Avenue, and runs back northwardly between parallel lines along the easterly margin of Leonard Avenue 200 feet to a dead line.

Being the same property conveyed to John Compton and wife, Marjorie Y. Compton, by Warranty Deed from J. Robert Nelson and wife, D Patricia Mercer Nelson, dated August 3, 1960 and recorded on August 12, 1960, of record in Book 3104, page 348, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated February 13, 1998, recorded February 18, 1998, of record in Book 10798, page 787, said Register's Office, John Compton conveyed his interest in subject property to Marjorie Y. Compton. The said Marjorie Y. Compton has since died. The Last Will and Testament of Marjorie Y. Compton of record in Docket No. 14P565 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, appointed Elizabeth C. Interlandi as Trustee of the Marjorie Y. Compton Trust. Elizabeth C. Interlandi, John A. Compton and Catherine C. Swanson are devisees under the Last Will and Testament of Marjorie Y. Compton.

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; All matters shown on the Plan, with Owner's Certificate, of record in Book 332, page 141, said Register's Office.

This instrument is executed on behalf of John A. Compton pursuant to a Power of Attorney executed by him on the 7th day of April, 2014, of record in Instrument No. 20140602-0047387 , 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 instrument is executed on behalf of Catherine C. Swanson pursuant to a Power of Attorney executed by her on the 5th day of April, 2014, of record in Instrument No. 20140602-0047386, 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: 3708 Whitland Avenue, 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 21st day of May, 2014 .

Elizabeth C. Interlandi, trustee, Marjorie Y. Compton Trust U/W Marjorie Y. Compton

Elizabeth C. Interlandi, Trustee, Marjorie Y. Compton Trust U/W Marjorie Y. Compton dated 7/11/90

Elizabeth C. Interlandi

Elizabeth C. Interlandi

John A. Compton by Elizabeth Compton Interlandi, atty-in-fact

John A. Compton
By: Elizabeth Compton Interlandi, Atty-in-Fact

Catherine C. Swanson by Elizabeth Compton Interlandi, atty-in-fact

Catherine C. Swanson
By: Elizabeth Compton Interlandi, Atty-in-Fact

State of TENNESSEE
County of DAVIDSON

On this 21st day of May, 2014, before me the undersigned authority, personally appeared **Elizabeth C. Interlandi**, 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 as an individual devisee and again as Trustee, Marjorie Y. Compton Trust U/W Marjorie Y. Compton dated 7/11/90, 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

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $855,000.00

Affiant

Sworn and subscribed before me this 21st day of May, 2014

Notary Public

PATRICE J. GALAWAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

My Commission Expires: 1/3/15

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 , **Elizabeth Compton Interlandi** 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 **John A. Compton and Catherine C. Swanson,** as Attorney-in-Fact, as the free act and deed of the said Principals.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of May, 2014

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires:_____ MY COMMISSION EXPIRES: March 3, 2015

EXHIBIT "A"

To

Warranty Deed

FROM: Elizabeth C. Interlandi as Trustee of the Marjorie Y. Compton Trust and Elizabeth C. Interlandi, John A. Compton and Catherine C. Swanson as devisees under the Last Will and Testament of Marjorie Y. Compton

TO: Daniel Hoyt Halverson and Rachel Berry Halvorson

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.

Elizabeth Compton Interlandi, Affiant

Sworn to and subscribed before me this

21st 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