BILL GARRETT, Davidson County
Trans:T20140041179 DEEDWARR
Recvd: 06/11/14 13:43 3 pgs
Fees:18.00 Taxes:6197.50
20140611-0050873

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)*

W & I Ref: DM Title No: 53510

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Elizabeth Oakley Waller 5053 Hill Place Nashville, Tennessee 37205	SAME

TAX MAP-PARCEL NUMBERS: 116020B05400CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,675,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Harold Edward Jackson, III, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Elizabeth Oakley Waller, married**, 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. 59 on the Plan of Hill Place of record in Book 7900, page 913 and pages 923 through 932 (at page 930), as amended in Book 9854, page 235 and Book 10058, page 112. Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Edward Jackson and spouse, Elizabeth Jackson, by Warranty Deed from Christy W. Ivey, Trustee with full power to sell, transfer, convey and encumber without joinder of any beneficiary, dated September 9, 2009 and recorded on September 10, 2009 of record in Doc. No. 20090910-0084843, Register's Office for Davidson County, Tennessee. The said Edward Jackson and Elizabeth Jackson have since divorced and by Quitclaim Deed of record in Doc. No. 20110822-0064674, said Register's Office, the said Elizabeth Jackson conveyed her interest in subject property to Edward Jackson a/k/a Harold Edward Jackson, III.

Subject property was never the marital residence of Harold Edward Jackson, III.

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 7900, page 913 and pages 923 through 932 (at page 930), as amended in Book 9854, page 235 and Book 10058, page 112, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 9645, page 85, Book 9658, page 19, Book 10872, page 520, Book 11548, page 57, Doc. No. 20010510-0048634, 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 Harold Edward Jackson, III by Janice M. Granbery pursuant to a Power of Attorney executed by him on the 2nd day of June, 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: 5053 Hill Place Drive, 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 9th day of June, 2014 .

Harold Edward Jackson, III
by Janice M. Granbery Atty-in-fact

Harold Edward Jackson, III By: Janice M. Granbery, Atty-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 , **Janice M. Granbery** 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 **Harold Edward Jackson, III** , 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 9th day of June, 2014

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: _____

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: $1,675,000.00

Affiant

Sworn and subscribed before me this 9th day of June, 2014

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: _____

MY COMMISSION EXPIRES:
March 3, 2015

Wldoc: Deed Wty—12/92

EXHIBIT "A"

To

Warranty Deed

FROM: Harold Edward Jackson, III

TO: Tony Waller and Elizabeth Waller

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.

Janice M. Granbery

Janice M. Granbery, Affiant

Sworn to and subscribed before me this 9th day of June, 2014

Notary Public

My Commission Expires:_____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
March 3, 2015