PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law
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Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

BILL GARRETT, Davidson County
Trans:T20140048478 DEEDWARR
Recvd: 07/08/14 09:52 3 pgs
Fees:18.00 Taxes:484.70
20140708-0059885

W & I Ref: DM Title No: 53602

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Thomas A White 7810 Sawyer Brown Road Nashville, Tennessee 37221	New Owner

TAX MAP-PARCEL NUMBERS: 12810022800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$131,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Bill Brewer, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Thomas A. White, an unmarried man** 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. 4-B on the Plan of Clunan Heights, Section Two, Zone Lot Division of record in Book 6250, page 362, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Bill Brewer by Special Warranty Deed from Wells Fargo Bank, NA, as Trustee for the Certificated holders of Bank of America Mortgage Securities, Inc., Alternative Loan Trust 2006-7, Mortgage Pass-Through Certificates, Series 2006-7, dated September 22, 2011 and recorded on October 4, 2011 of record in Doc. No. 20111004-0076799, Register's Office for Davidson County, Tennessee.

Laura K. Ashby, spouse of Bill Brewer, joins in this conveyance solely to convey any and all marital interest she may have in subject property.

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 6250 Page 362, 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. Restrictions of record in Plat Book 6250, page 362, said Register's Office.

This instrument is executed on behalf of **Laura K. Ashby** by **Bill Brewer** pursuant to a Power of Attorney executed by her on the 13th day of August, 2013, of record in Instrument No. 20140708-0059884; 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: 7810 Sawyer Brown Road, 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 30th day of June, 2014 .

Bill Brewer

Laura K. Ashby by Bill Brewer, Atty-In-Fact AIF

State of TENNESSEE
County of DAVIDSON

On this 30th day of June, 2014 , before me the undersigned authority, personally appeared **Bill Brewer** , 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 , **Bill Brewer** 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 **Laura K. Ashby**, 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 30th day of June, 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

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $131,000.00

Affiant

Sworn and subscribed before me this 30th day of June, 2014

My Commission Expires: 3-3-15

J. CARLA IKARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Comm. Expires March 3, 2015

Notary Public

Wldoc: Deed Wty—12/92

EXHIBIT "A"

To

Warranty Deed

FROM: Bill Brewer

TO: Tom White

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.

Bill Brewer, Affiant

Sworn to and subscribed before me this 30th 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