File Box 8

PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law
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Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20140051117 DEEDWARR
Recvd: 07/16/14 14:53 3 pgs
Fees:18.00 Taxes:1176.60
20140716-0062979

W & I Ref: DM Title No: 53654

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Patrick Sheehan Elizabeth Sheehan 6556 Buttercup Drive Nashville, TN 37221	Farmington Financial Group 2002 Richard Jones Road Ste 300A Nashville, Tennessee 37215

TAX MAP-PARCEL NUMBERS: 155160A36800CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$318,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Tina M Loftis and husband, Devin R. Loftis**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Patrick Sheehan and Elizabeth Sheehan, 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:**

Land in Davidson County, Tennessee, being Lot No. 368 on the Plan of Traceside, Section 11 of record in Book 11700, pages 59, 60 and 61 amended in Doc. No. 20000922-0094253, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Tina M. Loftis and husband, Devin R. Loftis by Warranty Deed from Nisai Naveh, unmarried, dated December 29, 2005 and recorded on January 17, 2006 of record in Doc. No. 20060117-0005878, 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 11700, Pages 59, 60 and 61 and amended in Doc. No. 20000922-0094253, 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 9435, page 493, Book 9668, page 899, Doc. No. 20010116-0004786, Doc. No. 20020111-00049962002011 6-0006610, 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 Tina M Loftis by Ronald S. Nunn pursuant to a Power of Attorney executed by her on the 5th day of July, 2014, of record in Instrument No. 20140716-0062978 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 Devin R. Loftis by Ronald S. Nunn pursuant to a Power of Attorney executed by him on the 5th day of July, 2014, of record in Instrument No. 20140711-0062977 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: 6556 Buttercup Drive, 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 15th day of July, 2014 .

Tina M. Loftis By Ronald S. Nunn — Devin R. Loftis By Ronald S. Nunn

Tina M Loftis By: Ronald S. Nunn, Atty-in-Fact — **Devin R. Loftis By: Ronald S. Nunn, Atty-in-Fact**

Atty-in-Fact — 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 , **Ronald S. Nunn** 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 **Tina M Loftis and Devin R. Loftis** , 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 15th day of July, 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: $318,000.00

Affiant

Sworn and subscribed before me this 15th day of July, 2014

My Commission Expires: _____

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: March 3, 2015

Notary Public

EXHIBIT "A"
To
Warranty Deed

FROM: Tina M Loftis and Devin R. Loftis

TO: Patrick Sheehan and Elizabeth Sheehan

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.

Ronald S. Nunn, Affiant

Sworn to and subscribed before me this 15th day of July, 2014

Notary Public

My Commission Expires:_____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015