File Box 8

PREPARED BY (AND RETURN TO):

WILKINS & IVEY

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

BILL GARRETT, Davidson County
Trans:T20140052038 DEEDWARR
Recvd: 07/18/14 14:01 3 pgs
Fees:18.00 Taxes:1239.50
20140718-0064056

W & I Ref: DM Title No: 53682

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Gregory Sandford Nancy Sandford 4311 Elkins Avenue Nashville, Tennessee 37209	SAME

TAX MAP-PARCEL NUMBERS: 09116021400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$335,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **David C. Johnson and wife, Beverley Johnson**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Gregory W. Sandford and Nancy L. Sandford, each as to a 1/3 undivided interest, being held as joint tenants with rights of survivorship and not as tenants by the entirety (the "Parental Interest"), and Jeanine Sandford, unmarried, as to a 1/3 undivided interest (the "Individual Interest"), the said Parental Interest and Individual Interest, as they relate to each other, being held as tenants in common** 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. two hundred twelve (212) and the westerly one-half of lot two hundred ten (210) of Block No. 9 in Charlotte Park Company's Addition to Nashville, a Plan of which is of record in Book 57, page 103, Register's Office for Davidson County, Tennessee.

Said Lot No. 212 and part of Lot No. 210 front together 85 feet on the southerly side of Elkins, formerly Second Avenue and extend back southwardly between parallel lines and with the easterly margin of 44th Avenue North, formerly Third Street, 180 feet to an alley 20 feet wide.

Being the same property conveyed to David C. Johnson and wife, Beverley Johnson by Warranty Deed from May Cherry, unmarried, dated December 30, 1996 and recorded on December 30, 1996 of record in Book 10304, page 665, 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; All Matters shown on the Plan, with Owner's Certificate, of record in Book 57 Page 103, said Register's Office.

This instrument is executed on behalf of Beverley Johnson by David C. Johnson pursuant to a Power of Attorney executed by her on the 29th day of December , 2011, of record in Instrument No. 20140718-0064055 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: 4311 Elkins Avenue, Nashville, Tennessee 37209

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 16th day of July, 2014 .

David C. Johnson

David C. Johnson

Beverley Johnson by David C. Johnson atty-in-Fact

Beverley Johnson By: David C. Johnson, Atty-in-Fact

State of TENNESSEE

County of DAVIDSON

On this 16th day of July, 2014 , before me the undersigned authority, personally appeared **David C. Johnson** , 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.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: _____

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 , **David C. Johnson** 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 **Beverley Johnson** , 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 16th day of July, 2014

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires:_____

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: $335,000.00

Affiant

Sworn and subscribed before me this 16th day of July, 2014

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017

My Commission Expires: _____

Notary Public

EXHIBIT "A"

To

Warranty Deed

FROM: David C. Johnson and wife, Beverley Johnson

TO: Gregory Sandford and Nancy Sandford and Jeanine Sanford

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.

David C. Johnson, Affiant

Sworn to and subscribed before me this 16th day of July, 2014

Notary Public

My Commission Expires:_____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

COMMISSION EXPIRES:
March 3, 2015