mail to:
Vanderpool, Pearman, & Drumwright
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

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

BILL GARRETT, Davidson County
Trans:T20140056433 DEEDWARR
Recvd: 08/04/14 10:16 3 pgs
Fees:18.00 Taxes:740.00
20140804-0069483

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

W & I Ref: DM Title No: 53686

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Benjamin Vanderklok Marlene Vanderklok 601 Old Hickory Blvd. #104 Brentwood, Tennessee 37027	New owner

TAX MAP-PARCEL NUMBERS: 171030B28700CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$200,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Brandon D. Mead and spouse, Rachel R. Mead**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Benjamin Vanderklok and wife, Marlene Vanderklok,** 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. 49 on the Plan of Townhomes of Fredericksburg, Phase Two, Section Seven of record in Book 9700, page 957, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Brandon D. Mead and spouse, Rachel A. Ray, by Warranty Deed from Jerry W. Bentley and wife, Elaine M. Bentley, dated October 5, 2009 and recorded on October 13, 2009 of record in Doc. No. 20091013-0094980, Register's Office for Davidson County, Tennessee. Rachel A. Ray is now known as Rachel R. Mead.

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 9700, Page 957, 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 8920, page 65, Book 9860, page 840, Book 11550, page 531, Book 11682, page 75, Book 8920, page 45, Book 11550, page 554, Book 10224, page 683, Book 10294, page 850, Book 10694, page 541, Book 10694, page 539, Book 9500, page 393, Book 10126, page 486, Book 10275, page 959, Doc. No. 20000718-0070558, rerecorded in Doc. No. 20050705-0076596, Restrictions in Book 7798, page 843, 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 Rachel R. Mead by Brandon D. Mead pursuant to a Power of Attorney executed by her on the 26 day of July, 2014, of record in Instrument No. 20140804.0069480, 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: 601 Old Hickory Boulevard # 104, Brentwood, Tennessee 37027

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 July, 2014 .

Brandon D. Mead

Rachel R. Mead By: Brandon D. Mead, Atty-in-Fact

State of TENNESSEE
County of DAVIDSON

On this 30th day of July, 2014 , before me the undersigned authority, personally appeared **Brandon D. Mead**, 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 , **Brandon D. Mead** 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 **Rachel R. Mead** , 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 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~~ Williamson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $200,000.00

Affiant

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

RUTH M. FOLTZ STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

My Commission Expires _____

My Comm. Expires Dec 20, 2015

Notary Public

Wldoc: Deed Wty--12/92

EXHIBIT "A"

To
Warranty Deed

FROM: Brandon D. Mead and spouse, Rachel R. Mead

TO: Benjamin Vanderklok and wife, Marlene Vanderklok

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.

Brandon D. Mead, Affiant

Sworn to and subscribed before me this 30th 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