BILL GARRETT, Davidson County
Trans:T20140059317 DEEDWARR
Recvd: 08/13/14 09:26 3 pgs
Fees:17.00 Taxes:1979.50
20140813-0072991

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: 53631

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Frank V. Schriner III Kirsten Schriner 4923 Roselawn Circle Nashville, TN 37215	New owner

TAX MAP-PARCEL NUMBERS: 14503003600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$525,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **W. Tyree Finch, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Frank V. Schriner III, husband *Kirsten Schriner, 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:**

*and M.

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Roselawn Estates of record in Book 2900, page 86, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to W. Tyree Finch and wife, Lois M. Finch, by Warranty Deed from Winston M. Moore and wife, Martha B. Moore, dated July 20, 1984 and recorded on July 23, 1984, of record in Book 6343, page 969, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated February 24, 1997, recorded March 7, 1997, of record in Book 10373, page 359, said Register's Office, Lois M. Finch conveyed her interest in subject property to W. Tyree Finch, pursuant to the terms of Final Decree of Divorce, Docket No. 95D-2876, in the Second Circuit Court 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; All matters shown on the Plan, with Owner's Certificate, of record in Book 2900, page 86, said Register's Office; Restrictions and use limitations of record I Book 3067, page 362, said Register's Office; Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, by instrument of record in Book 7868, page 949, said Register's Office.

This instrument is executed on behalf of W. Tyree Finch by Anita Schmid pursuant to a Power of Attorney executed by him on the 1st day of August, 2014, of record in Instrument No. 20140813-0072990 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: 4923 Roselawn Circle, Nashville, Tennessee 37215

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 8th day of August, 2014 .

W. Tyree Finch by Anita Schmid
Attorney in Fact

W. Tyree Finch By: Anita Schmid, 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 , **Anita Schmid** 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 **W. Tyree Finch** , 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 8th day of August, 2014

Notary Public

My Commission Expires:_____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
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: $~~535,000.00~~
535,000.00

Affiant

Sworn and subscribed before me this 8th day of August, 2014

Notary Public

My Commission Expires: _____

RACHEL NEAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES:
JULY 3, 2017

EXHIBIT "A"
To
Warranty Deed

FROM: W. Tyree Finch, unmarried

TO: Frank V. Schriner III and spouse, Kirsten M. Schriner

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.

Anita Schmid, Affiant

Sworn to and subscribed before me this 8th day of August, 2014

Notary Public

My Commission Expires:

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015