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SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

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)*

RETURN:
Stewart
121 1st Ave. South, Suite 200
Franklin, TN 37064
File # 01288-21685

BILL GARRETT, Davidson County
Trans:T20140059381 DEEDWARR
Recvd: 08/13/14 10:04 2 pgs
Fees:13.00 Taxes:869.13
20140813-0073052

W & I Ref: Title No: 53750

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Kami Shipman Falkenberry 5017 Tulip Grove Lane Hermitage, TN 37076	New owner

TAX MAP-PARCEL NUMBERS: 086040B08400 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of $234,900.00 , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Richard E. Wilkinson and wife, Veronica E. Wilkinson, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Kami Shipman Falkenberry, a married woman, 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. 39 on the Plan of Sunset Oaks, Section Three, of record in Book 9700, Page 198, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Richard E. Wilkinson and wife, Veronica E. Wilkinson by Warranty Deed from Garry J. Brown, unmarried, dated June 23, 2004, recorded June 30, 2004 in Instrument No. 20040630-0077929, 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 9700, Page 198, said Register's Office, to which plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 9082, page 567, 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 Richard E. Wilkinson and Veronica E. Wilkinson by George Basch pursuant to a Power of Attorney executed by her/him/them on the 29th day of July, 2014, of record in Instrument No. ★, 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

★ # 20140813-0073050 and # 20140813-0073051

This is improved property, known as: 5017 Tulip Grove Lane, Hermitage, Tennessee 37076

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 .

Richard E Wilkinson by attorney in fact — Veronica E Wilkinson by attorney in fact

Richard E. Wilkinson By: ,George Basch Atty-in-Fact

Veronica E. Wilkinson By:George Basch, 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 , **George Basch** 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 **Richard E. Wilkinson and Veronica E. Wilkinson** , 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

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 11-24-2017

Notary Public

My Commission Expires:

State of TENNESSEE

County of Williamson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $234,900.00

Affiant

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

Notary Public

My Commission Expires: 8/27/17

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY