File Box 8

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:T20140059933 DEEDWARR

Recvd: 08/14/14 14:10 3 pgs

Fees:18.00 Taxes:777.00

20140814-0073644

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref: Title No: 56767

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
North by Northeast Development, LLC 615 Main St., #102 Nashville, TN 37206-3603	New Owner

TAX MAP-PARCEL NUMBERS: 0720700600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$212,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Mark L. McKinney and wife, Yuki Fujimura-McKinney, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto North by Northeast Development, LLC, a Tennessee limited liability company 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 the westerly 69.8 feet of Lot No. 34 and the easterly half of Lot No. 35 on the Map of Noel Inglewood Place, of record in Book 332, Page 101, Register's Office for Davidson County, Tennessee.

Said parts of Lot Nos. 34 and 35 front together 119.8 feet on the northerly side of Kirkland Avenue and run back between parallel lines 189.75 feet to a dead line.

Being the same property conveyed to Mark L. McKinney, unmarried, by Warranty Deed from Bethany E. Burnham, unmarried, dated November 29, 2004, recorded December 2, 2004 in Instrument No. 20041202-0143961, Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Mark L. McKinney and wife, Yuki Fujimura-McKinney by Quitclaim Deed from Mark L. McKinney, dated September 26, 2007, recorded October 1, 2007, in Instrument No. 20071001-0116491, 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; The Plan, with Owner's Certificate, of record in Book 332, Page 101, said Register's Office, to which reference is hereby made for a more complete description.

This instrument is executed on behalf of Yuki Fujimura-McKinney by Mark L. McKinney pursuant to a Power of Attorney executed by her/him/them on the 8th day of August, 2014, of record in Instrument No. 20140814-0073643, Register's Office for DavidsonCounty, 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: 1147 Kirkland Avenue, Nashville, Tennessee 37216

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 13th day of August, 2014 .

Mark L. McKinney

Yuki Fujimura-McKinney
By: Mark L. McKinney, Attorney-in-Fact
by: Mark L. McKinney, Attorney-in-Fact

State of TENNESSEE
County of DAVIDSON

On this 13th day of August, 2014 , before me the undersigned authority, personally appeared **Mark L. McKinney** , 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.

My Commission Expires: _____

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

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 , **Mark L. McKinney** 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 **Yuki Fujimura-McKinney** , 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 13th day of August, 2014

My Commission Expires: _____

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

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: $210,000.00

Affiant

Sworn and subscribed before me this 13th day of August, 2014

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

Notary Public

My Commission Expires: _____

Wldoc: Deed Wty—12/92

EXHIBIT "A"
To
Warranty Deed

FROM: Mark L. Mckinney and wife, Yuki Fujimura McKinney

TO: North by Northeast Development, LLC, a Tennessee limited liability company

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.

Mark L. McKinney, Affiant

Sworn to and subscribed before me this 13th day of August, 2014

Notary Public

My Commission Expires:_____

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