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:T20140060349 DEEDWARR
Recvd: 08/15/14 14:31 3 pgs
Fees:18.00 Taxes:1100.75
20140815-0074151

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

W & I Ref: DM Title No: 53719

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Michael Kaplan 3211 Overlook Drive Nashville, Tennessee 37212	SAME

TAX MAP-PARCEL NUMBERS: 10410016300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$297,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Geri Shields, married and Tracy Shields, unmarried, as joint tenants with right of survivorship,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Michael Kaplan** 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, State of Tennessee, being Lot No. 196, on the Map of R.W. Grizzard's Subdivision of part of the Bosley Tract, not of record, described as follows:

Beginning at a point on the southeasterly margin of Overlook Drive, at the common corner of Lots 195 and 196; thence southeastwardly, with the line between said lots, 180 feet to the line of lot 202; thence with the line between lots 196 and 202, northeastwardly 52 feet to the common corner of Lots 196 and 197; thence with the line between said Lots, northwestwardly 180 feet to the southeasterly margin of Overlook Drive; thence with the margin of said Drive; southwestwardly 70 feet to the beginning.

Being the same property conveyed to Geri Shields and Tracy Shields as joint tenants with right of survivorship by Warranty Deed from Kyle Cuneo, married, Dennis Cuneo, married, dated July 16, 2008 and recorded on July 17, 2008 of record in Doc. No. 20080717-0073282, Register's Office for Davidson County, Tennessee.

Subject property was never the principle residence of Geri Shields and her spouse.

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.

This instrument is executed on behalf of Tracy Shields by John Charles Shields pursuant to a Power of Attorney executed by her on the 24th day of July, 2014, of record in Instrument No. 20140815.0074150 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: 3211 Overlook Drive, Nashville, Tennessee 37212

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 14th day of August, 2014 .

Geri Shields

Tracy Shields by John Charles Shields Atty. in Fact

Geri Shields

Tracy Shields By: John Charles Shields, Atty-in-Fact

State of TENNESSEE
County of DAVIDSON

On this 14th day of August, 2014 , before me the undersigned authority, personally appeared **Geri Shields**, 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: _____

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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 , **John Charles Shields** 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 **Tracy Shields** , 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 14th 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: $297,500.00

Affiant

Sworn and subscribed before me this 14th 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

EXHIBIT "A"
To
Warranty Deed

FROM: Geri Shields and Tracy Shields

TO: Michael Kaplan

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.

John Charles Shields

John Charles Shields, Affiant

Sworn to and subscribed before me this 14th 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