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

BOX 50-B
~~PREPARED~~ BY:
BANKERS TITLE ESCROW CORP.
[illegible] END AVE.
[illegible], TN 37203
RETURN TO:

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20140070763 DEEDWARR
Recvd: 09/22/14 12:45 3 pgs
Fees:18.00 Taxes:2552.63
20140922-0086760

W & I Ref: Title No: 56806

Dav. Co. File: Box 8

ADDRESS NEW OWNER:

Denise Cummins
4707 Nebraska Avenue
Nashville, TN 37209

RESPONSIBLE FOR TAX PAYMENT:

ARKLA TEX FINANCIAL
5160 Tonnyson Pkwy # 2000W
PLANO, TX 75024

TAX MAP-PARCEL NUMBERS: 10303024500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$689,900.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Noelle E. Daugherty, married, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Denise Cummins 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. 4 of Block 19, on the Map of Sylvan Park, of record in Book 332, Page 104, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jack W. Erter, III, married, by Warranty Deed from Jason Bockman, married, dated April 9, 2010, recorded April 20, 2010 in Instrument No. 20100420-0029525, Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Noelle E. Dougherty by Quitclaim Deed from Jack W. Erter, III, dated August 2, 2012, recorded August 6, 2012 in Instrument No. 20120806-0069921, Register's Office for Davidson County, Tennessee.

Jack W. Erter, III, husband of Noelle E. Daugherty, hereby joins in the execution of this instrument to convey his marital interest, if any, in subject property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for *, and subsequent years; The Plan, with Owner's Certificate, of record in Book 332, Page 104, said Register's Office, to which plan reference is hereby made for a more complete description; Restrictive Covenant for detached structure, of record in Instrument No. 20091217-0115008, said Register's Office.

This instrument is executed on behalf of Noelle E. Daugherty by Jay Erter pursuant to a Power of Attorney executed by her/him/them on the _____ day of _____, 2014, of record in Instrument No 20140922-0086759 , 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: 4707 Nebraska Avenue, Nashville, Tennessee 37209

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 16th day of September, 2014 .

Noelle E Daugherty by JE ATTORNEY IN FACT
Noelle E. Daugherty
By: Jay Erter, Attorney in Fact

JW Erter III
Jack W. Erter, III

State of TENNESSEE

County of DAVIDSON

On this 16th day of September, 2014 , before me the undersigned authority, personally appeared **Jack W. Erter, III**, 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 Jay Erter, 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 Noelle E. Daugherty , 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 16th day of September, 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: $689,900.00

Affiant

Sworn and subscribed before me this 16 day of September, 2014

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: 1-9-16

EXHIBIT "A"

To
Warranty Deed

FROM: Noelle E. Daugherty

TO: Denise Cummins

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.

Jay Erter, Affiant

Sworn to and subscribed before me this 16th day of September, 2014

Notary Public

My Commission Expires:_____

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