BILL GARRETT, Davidson County
Trans:T20140071872 DEEDWARR
Recvd: 09/25/14 09:27 3 pgs
Fees:18.00 Taxes:370.00
20140925-0088163

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: 53764

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Astercor Group 401 S. Mt Juliet Rd. Ste 235-153 Mt Juliet, TN 38474	SAME

TAX MAP-PARCEL NUMBERS: 07214006000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$100,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Paul Aponte and spouse, Rose Marie Aponte**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Astercor Group** 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 one-half of Lot No. 103, all of Lot No. 104, and the easterly 5 feet of Lot No. 105 on the plan of Chesterfield Place, of record in Book 332, page 147, Register's Office for said County.

Said property fronts 50 feet on the northerly margin of Chesterfield Avenue, now Chester Avenue, and extends back between parallel lines, 132 feet to a dead line.

Being the same property conveyed to Paul B. Aponte, married and Thomas J. Watson, married by Cash Deed from Jack Kemp, Secretary of Housing and Urban Development of Washington, D.C., dated June 3, 1991 and recorded on June 10, 1991 of record in Book 8370, page 252, Register's Office for Davidson County, Tennessee. By Quitclaim Deed from Thomas J. Watson, married, dated January 4, 2006 and recorded on January 5, 2006, of record in Doc. No. 20060105-0001685, Register's Office for Davidson County, Thomas J. Watson and spouse, Deborah A. Watson, conveyed their interest in subject property to Paul B. Aponte and spouse, Rose Marie Aponte.

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; All Matters shown on the Plan, with Owner's Certificate, of record in Book 332 Page 147, said Register's Office.

This instrument is executed on behalf of Rose Marie Aponte by Paul B. Aponte pursuant to a Power of Attorney executed by her on the 2nd day of May, 1990, of record in Book 8104, page 152, 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: 1219 Chester Avenue, Nashville, Tennessee 37206

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 29th day of August, 2014 .

Rosemarie Aponte by

Paul Aponte **Rose Marie Aponte By: Paul B. Aponte, Atty-in-Fact**

GREGORY POLZIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

State of TENNESSEE
County of DAVIDSON

On this 29th day of August, 2014 , before me the undersigned authority, personally appeared **Paul Aponte,** 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: 3/7/2017

Notary

GREGORY POLZIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 , **Paul B. Aponte** 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 **Rose Marie Aponte** , 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 29th day of August, 2014

Notary Public

My Commission Expires: 3/7/2017

GREGORY POLZIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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: $100,000.00

Affiant

Sworn and subscribed before me this 29th day of August, 2014

Notary Public

My Commission Expires: 3/7/2017

EXHIBIT "A"

To

Warranty Deed

FROM: **Paul Aponte and spouse, Rose Marie Aponte**

TO: **Astercor Group**

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.

Paul B. Aponte, Affiant

Sworn to and subscribed before me this 29th day of August, 2014

Notary Public

My Commission Expires: 3/7/2017

GREGORY POLZIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.