File Box 8

BILL GARRETT, Davidson County
Trans:T20140073902 DEEDWARR
Recvd: 10/01/14 14:24 3 pgs
Fees:18.00 Taxes:1128.50
20141001-0090673

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: Title No: 53753

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Constance E. Hawks 7910 Highway 100 Nashville, Tennessee 37221	Farmington Mortgage, a Division of CapStar Bank 2002 Richard Jones Road Ste 300A Nashville, Tennessee 37215

TAX MAP-PARCEL NUMBERS: 15600001402

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of $305,000.00 , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Jane Swann Hill, unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Constance E. Hawks 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 the 9th Civil District of Davidson County, Tennessee, being Lot No. 43 on the Plan of Harpeth Heights, 2nd Revision, 2nd Addition, not of record, described according to a survey made by Hal R. Swann, Jr., June 1, 1963, as follows:

BEGINNING on the northerly margin of Highway No. 100 at the southeast corner of the property conveyed to Margaret V. Yarbrough, by deed from E. U. Buchi and wife, of record in Book 3573, Page 259, Register's Office for said County; thence with the easterly line of said Yarbrough property northwardly 252 feet; thence eastwardly 190 feet; thence southwardly 208 feet to the northerly margin of Highway No. 100; thence with said Highway eastwardly 190 feet to the beginning.

Being the same property conveyed to Richard Frank Hill and wife, Jane Swann Hill, by deed from E. U. Buchi and wife, Mary Louise Buchi, dated August 6, 1963, recorded August 8, 1963, of record in Book 3612, Page 159, Register's Office for Davidson County, Tennessee. Richard Frank Hill having since died.

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; 140 foot minimum setback line from Highway No. 100 as shown on a survey by Hal R. Swann, Jr., Surveyor, dated June 1, 1963 and set forth in Deed Book 3612, Page 159, Register's Office for said County.

This instrument is executed on behalf of Jane Swann Hill by Lee Bates pursuant to a Power of Attorney executed by her/him/them on the 10th day of September, 2014, of record in Instrument No. 20141001-0090672, 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: 7910 Highway 100, Nashville, Tennessee 37221

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 30th day of September, 2014 .

Jane Swann Hill by Lee Bates Attorney in Fact

Jane Swann Hill
By: Lee Bates, Attorney 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 , **Lee Bates,** 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 Jane Swann Hill, 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 30th day of September, 2014

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

Notary Public

My Commission Expires:_____

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: $305,000.00

Affiant

Sworn and subscribed before me this 30th day of September, 2014

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

Notary Public

My Commission Expires: _____

EXHIBIT "A"
To
Warranty Deed

FROM: Jane Swann Hill

TO: Constance E. Hawks

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.

Lee Bates

Lee Bates, Affiant

Sworn to and subscribed before me this 30th 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