File Box 8

BILL GARRETT, Davidson County
Trans:T20140078097 DEEDWARR
Recvd: 10/16/14 13:37 3 pgs
Fees:18.00 Taxes:818.41
20141016-0095674

PREPARED BY (AND RETURN TO):
Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

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

W & I Ref: () Title No.: 56917

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Elizabeth Barge Primm 115 Rural Avenue Nashville, TN 37209	New Owner

TAX MAP PARCEL NUMBERS: 10306004100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$221,193.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Alice Sansom**, unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Elizabeth Barge Primm** 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. 22 on the Revised Plan of Richland Meadows, Section IV, of record in Book 2330, Page 95, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Farris D. Sansom, Jr. and wife, Alice T. Sansom by Warranty Deed from George R. Ezell, Jr. and wife, Dee Ann Ezell, dated October 21, 1964, recorded November 25, 1964 in Book 3835, Page 623, said Register's Office. By Quitclaim Deed of record in Book 7859, Page 327, said Register's Office, subject property was conveyed to Alice T. Sanson, as her sole and separate property. Said conveyance was voided by Quitclaim Deed of record in Book 9516, Page 433, said Register's Office and subject property was conveyed to Farris D. Sansom, Jr., and further corrected by Quitclaim Deed of record in Book 9541, Page 661, said Register's Office to create a tenancy by the entireties in Farris D. Sansom, Jr. and spouse Alice T. Sansom. By Trustee's Deed of record in Book 9874, Page 577, Samuel K. Crocker, Trustee for F.D. Sansom, Jr. conveyed subject property to First National Bank, Centerville, Tennessee. By Quitclaim Deed of record in Instrument No. 20110620-0047054, said Register's Office, Community First Bank & Trust, Successor in interest to First National Bank of Centerville, conveyed subject property to Alice Sansom.

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan, with Owner's Certificate, of record in Book 2330, page 95, said Register's Office, which Plan shows a 30 foot minimum building setback line from Rural Avenue, and 30 foot easement for public utility purposes along the rear line of said lot; and Restrictions of record in Book 2541, Page 577, said Register's Office.

This instrument is executed on behalf of Alice Sansom by Dan Minor pursuant to a Power of Attorney executed by her/him/them on the 10th day of October, 2014 of record in Instrument No. 20141016-0095673, 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 115 Rural Avenue, Nashville, TN 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.

EXHIBIT "A"

To
Warranty Deed

FROM: Alice Sansom

TO: Elizabeth Barge Primm

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.

Dan Minor, Affiant

Sworn to and subscribed before me this 14th day of April, 2014.

Notary Public

My Commission Expires: _____

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

WITNESS THE EXECUTION HEREOF this 14th day April, 2014

Alice Sansom by Dan Minor, Attorney in Fact

Alice Sansom

By: Dan Minor, 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, **Dan Minor** 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 **Alice Sansom**, 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 April, 20 14.

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

Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $~~225,000.00~~ 221,193.00

Affiant

Sworn and subscribed before me this 14th day of April, 20 14.

Notary

My Commission Expires:

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

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