THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M14-1469

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Cassandra Elizabeth Soares 817 Woodcraft Drive Nashville, TN 37214	First Community Mortgage, Inc. 275 Robert Rose Drive Murfreesboro, TN 37129	108-15-3.00

BILL GARRETT, Davidson County
Trans:T20140089012 DEEDWARR
Recvd: 11/26/14 08:11 3 pgs
Fees:18.00 Taxes:407.00
20141126-0108907

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $110,000.00

Affiant

Subscribed and sworn to before me, this the 24th day of November, 2014.

Notary Public

My Commission Expires
(Affix Seal)

JESSICA LASCELLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We **Jayasri Roy, married,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Cassandra Elizabeth Soares, an unmarried person,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Tract 1:

Land in Davidson County, Tennessee, being Lot No. 188A, on the Plan of Zone Lot Division of Lots 181-188, Percy Priest Woods, Section 4, as shown on plat of record in Book 6900, page 32, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jayasri Roy by Warranty Deed from Robert W. Laumeyer and wife, Denise M. Laumeyer, dated June 21, 1996, recorded June 21, 1996, of record in Book 10095, page 94, Register's Office for Davidson County, Tennessee.

Tract 2:

Land in the 2nd Civil District of Davidson County, Tennessee, being more particularly described as follows:

Beginning at the northwest corner of Lot 188-B, Percy Priest Woods, Section 4, Zone Lot Division, as recorded in Book 6900, page 32, Register's Office for Davidson County, Tennessee;

Thence, along the rear line of said lot, S 21° 38′ 00″ E, 77.67 feet;

Thence, along new lines, N 77° 29′ 28″ W, 12.00 feet;

Thence, N 61° 03′ 32″ W, 68.53 feet;

Thence, N 49° 45′ 24″ E, 56.40 feet to the point of beginning and containing 0.05 acres, 2,192 square feet.

Being the same property conveyed to Jayasri Roy by Quitclaim Deed from Metropolitan Nashville Airport Authority, dated November 20, 1998, recorded November 25, 1998, of record in Book 11222, page 211, Register's Office for Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: **817 Woodcraft Drive, Nashville, TN 37214**

This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statue.

This conveyance is made subject to (1) Property taxes for the year 2015, a lien not yet due and payable. Said 2014 taxes have been prorated between the parties as of the date of this instrument, with the GRANTEE paying their prorated share thereof to GRANTOR who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This instrument is executed on behalf of Jayasri Roy, by J. David Wicker pursuant to a Power of Attorney executed by Jayasri Roy on November 3, 2014, of record in Instrument No. 20141126 - 0108906, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to the instrument and incorporated herein by reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **24th** day of **November, 2014.**

GRANTOR(S)

Jayasri Roy by J. David Wicker, Her Attorney-in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named **J. David Wicker** 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 **Jayasri Roy,** as Attorney-in-Fact, as the free Act and Deed of the said Principal(s).

Witness my hand and official seal on this the **24th** day of **November, 2014.**

Notary Public
My Commission Expires:

JESSICA LASCELLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

EXHIBIT "A"
To
Warranty Deed

FROM: Jayasri Roy, married

TO: Cassandra Elizabeth Soares, an unmarried person

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 documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

J. David Wicker, Affiant

Sworn to and subscribed before me this 24th day of November, 2014.

Notary Public
My Commission Expires:

JESSICA LASCELLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016