Davidson County DEEDWARR
Recvd: 12/08/14 16:17 3 pgs
Fees:18.00 Taxes:2090.50
20141208-0112442

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: (DM) Title No.: 57043

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
David Webb 690 Clearview Drive Nashville, TN 37205	New Owner

TAX MAP PARCEL NUMBERS: 11604010300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$565,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mark E. Brandon and wife, and Kathryn E. Brandon**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **David Webb*** 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: *unmarried

Land in Davidson County, Tennessee, being Parts of Lot Nos. 49 and 50 on the plan of Clearview Subdivision, as of record in Book 843, page 8, Register's office for Davidson County, Tennessee, described together as follows:

Beginning on the easterly margin of Clearview Drive at a point 14 feet south of the corner of Lot Nos. 49 and 50; thence with said Drive, northwardly 126 feet to the corner of Lot Nos. 50 and 51; thence with line between said two lots, eastwardly 185 feet to the westerly line of Lot No. 37; thence with the westerly line of Lot Nos. 37 and 38, southwardly 51.5 feet to a point 21.5 feet north of the corner of Lot Nos. 49 and 50; thence westwardly 211.8 feet, more or less, to the beginning.

Being the same property conveyed to Mark E. Brandon and wife, Kathryn E. Brandon, by Warranty Deed from Thomas K. Williams and wife, Virginia A. Williams, dated July 12, 2001 and recorded on July 18, 2001, of record in Doc. No. 20010718-0076023, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to taxes for 2015 and subsequent years; All matters shown on the Plan of record in Book 843, page 8, Register's Office for Davidson County, Tennessee; Restrictions of record in Book 846, page 680, said Register's Office.

This instrument is executed on behalf of Kathryn E. Brandon by Mark E. Brandon pursuant to a Power of Attorney executed by her/him/them on the 17th day of November, 2014, of record in Instrument No. _____, 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

Clean.eo 65

This is improved property, known as 690 ~~Clearview~~ Drive, Nashville, TN 37205

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 5th day of December, 2014.

Mark E. Brandon

Kathryn E. Brandon
by Mark E. Brandon, Atty-in-Fact

State of Tennessee

County of Davidson

On this 5th day of December, 2014, before me the undersigned authority, personally appeared **Mark E. Brandon**, 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: _____

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES: March 3, 2015

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, **Mark E. Brandon** 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 **Kathryn E. Brandon**, 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 5th day of December, 2014.

My Commission Expires: _____

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES: March 3, 2015

Notary

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: $565,000.00.

Affiant

Sworn and subscribed before me this 5th day of December, 2014.

My Commission Expires: _____

HELLY M SMITH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-24-2018

Notary

EXHIBIT "A"

To

Warranty Deed

FROM: Mark E. Brandon and wife, and Kathryn E. Brandon

TO: David Webb

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.

Mark E. Brandon, Affiant

Sworn to and subscribed before me this 5th day of December, 2014.

Notary Public

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES March 3, 2015

True Copy Certification
I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Connie Buchanan

State of Tennessee / County of Wilson SS:
Personally appeared before me, Rebecca Moss, a notary public for this county and state, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Moss

My Commission Expires: 12/18/17

REBECCA MOSS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES DECEMBER 18, 2017