Davidson County	DEEDWARR
Recvd: 12/17/14 14:56	3 pgs
Fees:18.00 Taxes:760.35	
20141217-0115571	

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: (DKM) Title No.: 57063

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jack Norman Kerry S. Norman 711 Harpeth Trace Dr. Nashville, TN 37221	Capital Bank, NA 12195 Metro Pkwy, Ste 2 Fort Myers, FL 33966

TAX MAP PARCEL NUMBERS: 143020CO330CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$205,500.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Laurel A. Johnston, unmarried, and Evan K. Johnston and wife, Susan L. Johnston** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jack Norman and Kerry S. Norman, husband and wife,** 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. 33 on the Plan of Harpeth Knoll, Planned Unit Development, of record in Book 5200, Page 764, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Laurel A. Johnston, unmarried, Evan K. Johnston and wife, Susan L. Johnston, as tenants in common with right of survivorship, by Warranty Deed from Stacy Edwin Calton, unmarried, dated August 31, 2007, recorded September 12, 2007 in Instrument No. 20070912-0109234, 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; The Plan, with Owner's Certificate, of record in Book 5200, Page 764, to which plan reference is hereby made for a more complete description; The Declaration of Covenants, Conditions and Restrictions of record in Book 6280, page 478, and By-Laws of record in Book 6280, page 486, amended in Instrument No. 20070405-0041277, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This instrument is executed on behalf of Evan K. Johnston and Susan L. Johnston by Laurel A. Johnston, pursuant to a Power of Attorney executed by her/him/them on the _____ day of December, 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

This is improved property, known as 711 Harpeth Trace Drive, Nashville, TN 37221

20141217-0115569
20141217-0115570

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 12th day of December, 2014.

Laurel A. Johnston

Evan K. Johnston
By: Laurel A. Johnston, Attorney in Fact

Susan L. Johnston
By: Laurel A. Johnston, Attorney in Fact

State of Tennessee

County of Davidson

On this 12th day of December, 2014, before me the undersigned authority, personally appeared Laurel A. Johnston, 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.

Notary

My Commission Expires: _____

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-24-2017

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, **Laurel A. Johnston,** 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 Evan K. Johnston and Susan L. Johnston, 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 12th day of December, 2014

Notary

My Commission Expires: _____

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-24-2017

State of Tennessee

County of Williamson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $205,500.00.

Affiant

Sworn and subscribed before me this 12th day of December, 2014

Notary

My Commission Expires: _____

KATRINA LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 05-20-2017

EXHIBIT "A"
To
Warranty Deed

FROM: Laurel A. Johnston, Evan K. Johnston, and Susan L. Johnston

TO: Jack Norman and Kerry S. Norman

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.

Laurel A. Johnston, Affiant

Sworn to and subscribed before me this 12th day of December, 2014

Notary Public

My Commission Expires: _____

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-24-2017

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