BILL GARRETT, Davidson County
Trans:T20150004999 DEEDWARR
Recvd: 01/21/15 11:40 3 pgs
Fees:18.00 Taxes:1130.35
20150121-0005864

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.: 57124

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Andrew Kelley 2310 Lindell Avenue Nashville, TN 37204	First Bank 50 Franklin St Clarksville, TN 37040

TAX MAP PARCEL NUMBERS: 10514024200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$305,500.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Gladys B. Ogilvie and Melanie Ogilvie Wright**, both unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Andrew Turner Kelley and Jessica Carden Kelley**, 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 the westerly part of Lot No. 2 of Block 30 on the Plan of Yarbrough Subdivision of Block 24, 25, 26, 29, 30 and part of 22 of the Woodland Plan of record in Book 161, Page 104, Register's Office for said County.

Said westerly part of Lot No. 2 fronts 50 feet on the easterly side of Lindell Avenue and extends back 121.3 feet on the southerly line and 122.6 feet on the northerly line to the west right of way of Interstate Route I-65, measuring 50 feet thereon.

Being the same property conveyed to Edward H. Ogilvie and wife, Gladys B. Ogilvie by Warranty Deed from Yvonne D. Greene dated March 30, 1987, recorded April 8, 1987 in Book 7197, Page 40, Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Edward H. Ogilvie, Gladys B. Ogilvie and Melanie Ogilvie Wright, all as joint tenants with right of survivorship, by Quitclaim Deed from Edward H. Ogilvie and Gladys B. Ogilvie, dated July 27, 2007, recorded August 14, 2007 in Instrument No. 20070814-0097223, Register's Office for Davidson County Tennessee. Edward H. Ogilvie having since died on or about December 27, 2009.

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 2015, and subsequent years; The Plan, with Owner's Certificate, of record in Book 161, Page 104, said Register's Office; Easement for sanitary sewers and/or storm drainage granted to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4803, Page 391, said Register's Office.

This instrument is executed on behalf of Melanie Ogilvie Wright by Gladys B. Ogilvie pursuant to a Power of Attorney executed by her/him/them on the 30th day of December, 2014, of record in Instrument No. 20150121-0005863, 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 2310 Lindell Avenue, Nashville, TN 37204

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 9th day of January, 2015.

Gladys B. Ogilvie

Melanie Ogilvie Wright

By: Gladys B. Ogilvie, Attorney in Fact

By: Gladys B. Ogilvie, Atty in Fact

State of Tennessee

County of Davidson

On this 9th day of January, 2015, before me the undersigned authority, personally appeared Gladys B. Ogilvie, 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.

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

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Gladys B. Ogilvie,** 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 Melanie Ogilvie Wright, 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 9th day of January, 2015..

Notary

My Commission Expires: _____

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

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: $305,500.00.

Affiant

Sworn and subscribed before me this 9th day of January, 2015.

Notary

My Commission Expires: 10/16/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

EXHIBIT "A"

To
Warranty Deed

FROM: Gladys B. Ogilvie and Melanie Ogilvie Wright

TO: Andrew Kelley

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.

Gladys B. Ogilvie
, Affiant

Sworn to and subscribed before me this 9th day of January, 2015.

Diane K. Mann
Notary Public

My Commission Expires: _____

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