File Box 8

BILL GARRETT, Davidson County
Trans:T20150008959 DEEDWARR
Recvd: 02/04/15 14:25 3 pgs
Fees:18.00 Taxes:1165.50
20150204-0010657

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.: 57151
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Vivian B. Brandon 925 Dundonnell Place Nashville, TN 37220	F & M Bank 2021 Richard Jones Road, Stuie 200 Nashville, TN 37215

TAX MAP PARCEL NUMBERS: 161010B08200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$315,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Sue D. Myrick**, unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Vivian B. Brandon** , 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. 74 on the Plan of Aberdeen Woods, Phase Two, a planned unit development, of record in Book 9700, page 849, Register's Office for said County, to which Plan reference is made for a complete description.

Being the same property conveyed to Sue D. Myrick, unmarried, by Warranty Deed from Drees Preferred Collection, an Ohio Corporation, In the amount of $246,000.00, dated July 30, 2001 and recorded on August 14, 2001, of record in Inst. No. 20010814-0087616, corrected by Deed of Correction in Inst. NO. 20140401-0026910, Register's Office for Davidson County, Tennessee.

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

Subject to taxes for 2015 and subsequent years; All matters shown on the Plan of record in Book 9700, page 849, Register's Office for Davidson County, Tennessee; Covenants, Conditions and Restrictions of record in Book 10790, page 189, amended in Book 11303, page 555, Book 11714, page 843, Inst. No. 200002030011436, Inst. No. 20030221-0023491, Inst. No. 20030221-0023492 and in Inst. No. 20030730-0108227, said Register's Office.

This is improved property, known as 925 Dundonnell Place, Nashville, TN 37220

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 30th day of January, 2015.

Sue D. Myrick by Scott Myrick, 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, **Scott Myrick** 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 **Sue D. Myrick**, 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 30th day of January, 2015.

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: $315,000.00.

Affiant

Sworn and subscribed before me this 30th day of January, 2015.

My Commission Expires:

DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018

Notary

EXHIBIT "A"

To
Warranty Deed

FROM: Sue D. Myrick

TO: Vivian B. Brandon
and Terrell H. Sensing

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.

Scott Myrick, Affiant

Sworn to and subscribed before me this 30th day of January, 2015.

Notary Public

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015