BILL GARRETT, Davidson County
Trans:T20150014431 DEEDWARR
Recvd: 02/27/15 11:00 3 pgs
Fees:18.00 Taxes:2701.00
20150227-0017017

BOX 10-A

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)

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

W & I Ref: (DM) Title No.: 57161

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
J. Michael Smallcombe 3707 Meadowbrook Avenue Nashville, TN 37205	New Owner

TAX MAP PARCEL NUMBERS: 10405020300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$730,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jeffrey Lipscomb, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **J. Michael Smallcombe, an unmarried man** 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. 438 on the Plan of Richland Realty Company's Division "C" of record in Book 421, page 31, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Jeffrey Lipscomb by Warranty Deed from Keith D. Covington and wife, Julia M. Covington, dated November 25, 2009 and recorded on December 2, 2009 of record in Instrument No. 20091202-0110222, Register's Office for Davidson County, Tennessee.

Lori Lipscomb, joins in this conveyance soley to convey any and all marital interest she may have in subject property.

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, with Owner's Certificate, of record in Book 421, page 31, said Register's Office. Restrictive Covenant for Detached Structure in Instrument No. 20070618-0072327, said Register's Office.

This instrument is executed on behalf of Jeffrey Lipscomb by Lori Lipscomb pursuant to a Power of Attorney executed by him on the _____ day of _____, _____, of record in Instrument No 20150227-0017016 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 3707 Meadowbrook Avenue, 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 12th day of February, 2015.

Jeffrey Lipscomb by Lori Lipscomb, Attorney-In-Fact Lori Lipscomb

State of Tennessee

County of Davidson

On this 12th day of February, 2015, before me the undersigned authority, personally appeared Lori Lipscomb, 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: _____ Notary

CHRISTY M. KEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

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, **Lori Lipscomb** 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 **Jeffrey Lipscomb**, 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 February, 2015.

My Commission Expires: _____ Notary

CHRISTY M. KEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

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: $730,000.00.

Affiant

Sworn and subscribed before me this 12th day of February, 2015.

My Commission Expires: _____ Notary

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires SEPT. 18, 2017

EXHIBIT "A"

To

Warranty Deed

FROM: Jeffrey Lipscomb

TO: Michael Smallcombe

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.

Lori Lipscomb, Affiant

Sworn to and subscribed before me this 12th day of February, 2015.

Notary Public

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019