BILL GARRETT, Davidson County
Trans:T20150021502 DEEDWARR
Recvd: 03/24/15 15:16 3 pgs
Fees:18.00 Taxes:703.00
20150324-0025347

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
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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.: 57236

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Derek W. Axelson Laura G. Axelson 529 Westward Winds Dr. Nashville, TN 37221	Farmington Mortgage, a division of CapStar Bank 2002 Richard Jones Road, Suite 300A Nashville, TN 37215

TAX MAP PARCEL NUMBERS: 14210002100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$190,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Tammy Lynn Barker**, unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Derek W. Axelson and Laura G. Axelson, 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. 34 on the Plan of Westward Winds Subdivision, of record in Book 3700, Page 32, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ronald Eugene Barker and wife, Jane S. Barker by Warranty Deed from Robert L. Billington and wife, Amanda G. Billington dated September 22, 1976, recorded September 24, 1976 in Book 5071, Page 948, said Register's Office.

Pursuant to Final Decree of Absolute Divorce in the Third Circuit Court for Davidson County, Tennessee, Case No. 80D-1914, Jane S. Barker conveyed subject property to Ronald Eugene Barker by Quitclaim Deed dated October 20th, 1980, recorded November 10, 1980 in Book 5675, Page 922, Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Ronald Eugene Barker and Tammy Lynn Barker, as joint tenants with right of survivorship and not as tenants in common, by Quitclaim Deed dated April 17, 2003, recorded May 9, 2003 in Instrument No. 20030509-0062548, Register's Office for Davidson County, Tennessee.

Kelci Lillian Barker, Jacob Eugene Barker and Kaitlyn Mariah Barker, Devisees under the Last Will and Testament of Ronald Eugene Barker, Docket No. 2014-PR-160, Clerk & Master's Office for Franklin County, Tennessee and Pursuant to Final Decree, Docket No. 02D-785, Fourth Circuit Court for Davidson County, Tennessee, hereby convey their interest, if any, 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; The Plan, with Owner's Certificate, of record in Book 3700, Page 32, said Register's Office, to which plan reference is hereby made for a more complete description; Restrictions of record in Book 3944, Page 377, said Register's Office.

This instrument is executed on behalf of Jacob Eugene Barker by Tammy Lynn Barker pursuant to a Power of Attorney executed by her/him/them on the _____ day of March, 2015, of record in Instrument No. 20150324-0025346 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 529 Westward Winds Drive, Nashivlle, TN 37221

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 18th day of March, 2015.

Tammy Lynn Barker

Kelci Lillian Barker

Kaitlyn Mariah Barker

Jacob Eugene Barker
By: Tammy Lynn Barker, Attorney in Fact
Attorney in Fact

State of Tennessee

County of Davidson

On this 18th day of March, 2015, before me the undersigned authority, personally appeared Tammy Lynn Barker, Kelci Lillian Barker and Kaitlynn Maria Barker, 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: _____

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

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, **Tammy Lynn Barker,** ~~Kelci Lillian Barker and Kaitlyn Mariah Barker~~, or 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 Jacob Eugene Barker, 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 18th day of March, 2015.

My Commission Expires: _____

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

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: $190,000.00.

Affiant

Sworn and subscribed before me this 18th day of March, 2015.

My Commission Expires: _____

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires January 9, 2018

Notary

EXHIBIT "A"

To

Warranty Deed

FROM: Tammy Lynn Barker

TO: Laura Axelson and Derek Axelson

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.

Tammy Lynn Barker, Affiant

Sworn to and subscribed before me this 18th day of March, 2015

Notary Public

My Commission Expires: _____

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