File Box 8

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20150035022 DEEDWARR
Recvd: 05/06/15 13:51 3 pgs
Fees:18.00 Taxes:2405.00
20150506-0041439

W & I Ref: (DM) Title No.: 57433

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Michael McKenzie Jennifer McKenzie 128 Windsor Drive Nashville, TN 37205	SAME

TAX MAP PARCEL NUMBERS: 1300101700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$650,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Donald Seitz and Maureen Seitz, husband and wife,**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Michael McKenzie and Jennifer McKenzie, 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. 128 on the Bransford Realty Company Belle Meade Golf Links of record in Book 421, pages 94 and 95 in the Register's Office for Davidson County, Tennessee.

Said Lot No. 128 fronts 100 feet on the south side of Windsor Drive and extends back 82 feet on the west line and 122.5 feet on the east line to a deadline in the rear on which it measures 116.5 feet.

Being the same property conveyed to Donald Seitz and wife, Maureen Seitz by Warranty Deed from Barbara Ann Martin and Cumberland Trust and Investment Company, Co-Trustees for the Barbara Anne Martin Revocable Living Trust dated March 31, 2003, dated March 31, 2004 and recorded on April 2, 2004 of record in Instrument No. 20040402-0037635, Register's Office for Davidson County Tennessee.

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; All Matters shown on the Plan, with Owner's Certificate, of record in Book 421, pages 94 and 95, said Register's Office.

This instrument is executed on behalf of Maureen Seitz by Donald Seitz pursuant to a Power of Attorney executed by her on the 4th day of May, 2015 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

*20150506-0041438

This is improved property, known as 128 Windsor Drive, 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 4th day of May, 2015.

Donald Seitz

Maureen Seitz by Donald Seitz, Attorney-In-Fact

State of Tennessee

County of Davidson

On this 4th day of May, 2015, before me the undersigned authority, personally appeared **Donald Seitz**, 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.

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

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, **Donald Seitz** 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 **Maureen Seitz**, 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 4th day of May, 2015.

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

Notary

My Commission Expires:

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: $650,000.00.

Affiant

Sworn and subscribed before me this 4th day of May, 2015.

Notary

My Commission Expires:

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

EXHIBIT "A"
To
Warranty Deed

FROM: Donald Seitz and Maureen Seitz, husband and wife,

TO: Michael McKenzie and Jennifer McKenzie, husband and wife,

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.

Donald Seitz, Affiant

Sworn to and subscribed before me this 4th day of May, 2016.

Notary Public

My Commission Expires: _____

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