BILL GARRETT, Davidson County
Trans:T20150055616 DEEDWARR
Recvd: 07/09/15 13:24 3 pgs
Fees:18.00 Taxes:3999.70
20150709-0066801

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
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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.: 57486

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jesse Mann Mollie Mann 107 Bellevue Drive South Nashville, Tennessee 37205	New Owner

TAX MAP PARCEL NUMBERS: 11614002200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,081,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James Ashley Thomas and Ferris Sloan Ashley Thomas**, hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Jesse Mann and Mollie Mann , 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 the easterly part of Lot No. 8 on the Map showing a subdivision of Lot Nos. 4, 5 and 25 of Bransford Realty Company's and Johnson Bransford's Subdivision, of part of 1 40 acre tract and all of Lot No. 27 and part of Lot No. 28 in Deer Park Subdivision in Belle Meade as of record in Book 421, page 134, Register's Office for said County and more accurately described as follows:

Beginning at a point in the south margin of Bellevue Drive, South at the northwest corner of said Lot No. 8 running thence south 36 1/2 degrees between the southeast corner of said Lot No. 8; thence in a northwesterly direction with the rear boundary line of said Lot No. 8, 68.5 feet to a point; said point being R. F. Hill's southeast corner; thence in a straight line in a northeasterly direction with said Hill's east line 265 feet more or less to a point in the south boundary line of Bellevue Drive, South said point being Hill's northeast corner; thence in a southeasterly direction along said Bellevue Drive, South 75 feet to the point of beginning.

Being the same property conveyed to James Ashley Thomas and wife, Ferris Sloan Ashley Thomas, by Warranty Deed from Denis A. Yardley, married, dated November 10, 2010 and recorded on November 12, 2010, of record in Inst. No. 20101112-0090854, 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, page 134, said Register's Office.

This instrument is executed on behalf of James Ashley Thomas by Ferris Sloan Ashley Thomas pursuant to a Power of Attorney executed by her/him/them on the 9 day of July, 2015, of record in Instrument No. 20150709-0066800, 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 107 Bellevue 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 1st day of July, 2015.

James Ashley Thomas
by Ferris Sloan Ashley Thomas, Atty-in-Fact

Ferris Sloan Ashley Thomas

State of Tennessee

County of Davidson

On this 1st day of July, 2015, before me the undersigned authority, personally appeared **Ferris Sloan Ashley Thomas**, 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

My Commission Expires: _____

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, **Ferris Sloan Ashley Thomas** 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 **James Ashley Thomas**, 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 1st day of July, 2015.

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

My Commission Expires: _____

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: $1,081,000.00.

Affiant

Sworn and subscribed before me this 1st day of July, 2015.

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

My Commission Expires: _____

Notary

EXHIBIT "A"
To
Warranty Deed

FROM: James Ashley Thomas and Ferris Sloan Ashley Thomas

TO: Jesse Mann and Mollie Mann

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.

Ferris Sloan Ashley Thomas, Affiant

Sworn to and subscribed before me this 1st day of July, 2015.

Notary Public

My Commission Expires: _____

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