PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
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Nashville, TN 37205
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Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans: T20150060108 DEEDWARR
Recvd: 07/23/15 10:18 3 pgs
Fees: 18.00 Taxes: 1404.15
20150723-0072211

W & I Ref: (DM) Title No.: 57656

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
William Bolinger, Jr. Callann Bolinger 470 Rochelle Drive Nashville, TN 37220	New Owner

TAX MAP PARCEL NUMBERS: 14616014300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$379,500.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mark A. McGowan and spouse, and Wesley K. McGowan**, husband and wife, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **William Bolinger, Jr. and Callann Bolinger, 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 Plan of Brentwood Hall, Section V of record in Book 2133, page 127, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mark A. McGowan and spouse, Wesley K. McGowan by Warranty Deed from Margaret B. Parrish, unmarried, dated May 14, 2012, recorded on May 17, 2012, of record in Instrument No. 20120517-0042570, Register's Office for Davidson County, Tennessee.

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 2133, page 127, said Register's Office, which Plan shows a 60, foot minimum building setback line from Rochelle Drive, and a 10 foot easement for public utility purposes along the rear line of said lot.

This instrument is executed on behalf of Wesley K. McGowan by Mark A. McGowan pursuant to a Power of Attorney executed by her on the 2nd day of July, 2015, of record in Instrument No. 20150723-0072210 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 470 Rochelle Drive, 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 20th day of July, 2015.

Mark A. McGowan

Wesley K. McGowan by

Wesley K. McGowan by Mark A. McGowan, Attorney-In-Fact Attorney in fact.

State of Tennessee

County of Davidson

On this 20th day of July, 2015, before me the undersigned authority, personally appeared **Mark A. McGowan**, 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, **Mark A. McGowan** 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 **Wesley K. McGowan**, 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 20 day of July, 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: $379,500.00.

Affiant

Sworn and subscribed before me this 20 day of July, 2015.

Notary

My Commission Expires: 3-6-18

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

EXHIBIT "A"
To
Warranty Deed

FROM: Mark A. McGowan and spouse, and Wesley K. McGowan

TO: William Bolinger, Jr. and Callann Bolinger

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.

Mark A. McGowan, Affiant

Sworn and subscribed before me this 10th 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