PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20150060193 DEEDWARR
Recvd: 07/23/15 11:45 3 pgs
Fees:18.00 Taxes:5346.50
20150723-0072323

W & I Ref: (DM) Title No.: 57628

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Amanda E. Graff Kevin RA Graff 4412 Beekman Drive Nashville, TN 37215	Avenue Bank 111 10th Ave. S. Nashville, TN 37203

Bot 44

TAX MAP PARCEL NUMBERS: 13014005600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,445,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Anna Lee Alvarez, married,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Amanda E. Graff and Kevin RA Graff, wife and husband,** 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. 2-B on the Plan of record in Book 6250, page 698, Register's Office for Davidson County, Tennessee, said plan being a resubdivision of Lot 8 on the Plan of T. J. Tyne's Tract, recorded in Book 547, page 188, and Lots 2 and 38 of Chickering Hills, Section One, Recorded in Book 2331, page 8, Register's Office for said County, to which Plan reference is made for a complete description.

Being the same property conveyed to Louis Alvarez and wife, Anna Lee Alvarez, by Warranty Deed from Burton Tally dated May 1, 1986 and recorded on May 1, 1986, of record in Book 6845, page 622, Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Book 7205, page 481, said Register' office, subject property was conveyed to Anna Lee Alvarez.

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 6250, page 698, said Register's Office; Easement for the flow of Richland Creek; A 20 foot permanent easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 5856, page 104, said Register's Office.

Louis Alvarez, spouse of Anna Lee Alvarez, joins in execution of this instrument solely to convey any marital interest me might have in the subject property.

This instrument is executed on behalf of Anna Lee Alvarez by Louis Alvarez pursuant to a Power of Attorney executed by her on the 29th day of June, 2015, of record in Instrument No. 20150723-0072322 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 4412 Beekman Drive, Nashville, TN 37215

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 22nd day of July, 2015.

Anna Lee Alvarez by Louis Alvarez, Attorney in Fact Louis Alvarez
ATTORNEY-IN-FACT

State of Tennessee

County of Davidson

On this 22nd day of July, 2015
, before me the undersigned authority, personally appeared **Louis Alvarez** 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, **Louis Alvarez** 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 **Anna Lee Alvarez**, 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 22nd 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: $1,445,000.00.

Affiant

Sworn and subscribed before me this 22nd day of July, 2015.

Notary

My Commission Expires: _____

GEORGE V. CRAWFORD JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 10, 2019

EXHIBIT "A"

To

Warranty Deed

FROM: Anna Lee Alvarez

TO: Amanda E. Graff and Kevin Graff

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.

Louis Alvarez, Affiant

Sworn to and subscribed before me this 22nd 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