PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20150066576 DEEDWARR
Recvd: 08/11/15 08:58 3 pgs
Fees:18.00 Taxes:740.00
20150811-0080097

W & I Ref: (DM) Title No.: 57740

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Rodney W. Thompson 729 Baugh Road Nashvillle, TN 37221	Same

TAX MAP PARCEL NUMBERS: 14210008700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$200,000.00** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **William David Banks, Edwin Roger Banks, and Barbara Banks Shields, the heirs at law of Martha Corley Bass Banks,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Rodney W. Thompson, a single man** 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 13, SECTION 1, GREEN MEADOWS, as shown on plat of record in Plat Book 5050, page 92, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Martha B. Banks by Warranty Deed from Barbara A. Replogle, now Barbara T. Layman, recorded on the 16th day of December, 1993 in Deed Book 9189, page 499, in the Register's Office of Davidson County, Tennessee. The said Martha B. Banks has since died. By Affidavit of Heirship of record in Instrument No. 20150423-0036518, and Instrument No. 20150423-0036519, said Register's Office, William David Banks, Edwin Roger Banks and Barbara Banks Shields were established as the heirs at law of Martha Corley Bass Banks.

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 5050, page 92, said Register's Office, which Plan shows a 30, foot minimum building setback line from Baugh Road, and a 10 foot easement for public utility and drainage purposes along the rear line(s) of said lot.

This instrument is executed on behalf of William David Banks by Barbara B. Shields pursuant to a Power of Attorney executed by him on the 19th day of June, 2015 of record in Instrument No. 20150702-0064504, 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 instrument is executed on behalf of Edwin Roger Banks by Barbara B. Shields pursuant to a Power of Attorney executed by him on the 17th day of June, 2015, of record in Instrument No. 20150702-0064505, 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 729 Baugh Road, Nashville, 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 August 6, 2015

William David Banks by Barbara B. Shields, attorney-in-fact
William David Banks by Barbara B. Shields, Attorney-In-Fact

Edwin Roger Banks by Barbara B. Shields, attorney-in-fact
Edwin Roger Banks by Barbara B. Shields, Attorney-In-Fact

Barbara Banks Shields
Barbara Banks Shields

State of Tennessee

County of Davidson

On this 6th day of August, 2015, before me the undersigned authority, personally appeared Barbara Banks Shields 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.

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

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, **Barbara B. Shields** 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 **William David Banks, and Edwin Roger Banks**, 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 6th day of August, 2015

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

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: $200,000.00

Affiant

Sworn and subscribed before me this 7th day of August, 2015

Notary

My Commission Expires: 9-20-2017

LISA S. GEOGHEGAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

EXHIBIT "A"
To
Warranty Deed

FROM: William David Banks, Edwin Roger Banks, and Barbara Banks Shields

TO: Rodney W. Thompson, a single man

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.

Barbara B. Shields, Affiant
Barbara B. Shields, Affiant

Sworn to and subscribed before me this 6th day of August, 2015

Notary Public

My Commission Expires:

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