File BOX 8

BILL GARRETT, Davidson County
Trans:T20150080736 DEEDWARR
Recvd: 09/22/15 14:31 3 pgs
Fees:18.00 Taxes:555.00
20150922-0096404

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
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.: 57840

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
C. Daniel Greene 5395 Simkins Road Whites Creek, Tennessee 37189	Same

TAX MAP PARCEL NUMBERS: 03000016300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$150,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Carole N. Harrah and Justin Harrah,joint tenants with right of survivorship**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **C. Daniel Greene** 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 the 14th Civil District of Davidson County, Tennessee, and being described according to a survey by John B. Rainey, Surveyor #823, dated April 4, 1978, and known as Job No. 77-410, as follows:

Beginning at a point in the center of Simpkins Road, said point of beginning being the southeast corner of this tract; thence leaving the center of said road south 59 degrees (erroneously referred to as 39 degrees in prior conveyance), 35' 53" west 1068.09 feet to an iron pin in a fence line, said fence also being the easterly line of the D.A. Worrell land; thence with Worrell's line north 11 degrees 47' 49" west 178.59 feet to an iron pin set at a fence corner; thence leaving said Worrell's line and with the line of Dickerson and with a fence north 56 degrees 09' 55" east 353.51 feet to an iron pin; thence continuing with fence north 32 degrees 07' 38" east 132.93 feet to an iron pin; thence leaving said Dickerson line and with the line of Burnham, Jr., land south 70 degrees 29' 07" east 252.32 feet to an iron pin set in the centerline of creek; thence continuing with said Burnham's line north 63 degrees 16' 15" east 157.62 feet to an iron pin set in the center of the aforesaid Simpkins Road; thence with the said road south 51 degrees 08' 54" east 199.0 feet to the point of beginning, containing 5.19 acres, more or less.

Being the same property conveyed to Carole N. Harrah and Justin Harrah, joint tenants with right of survivorship by Warranty Deed from Deborah Henley, unmarried, dated February 7, 2008, recorded on February 8, 2008, of record in Instrument No. 20080208-0013286, 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.

Taxes for 2015, and subsequent years. Said taxes are neither due nor payable. Tax Reference numbers: 03000016300. No insurance is afforded as to the exact amount of acreage contained herein. Title to that portion of the premises embraces within the bounds of Simpkins Road.

This instrument is executed on behalf of Justin Harrah by Carole N. Harrah pursuant to a Power of Attorney executed by him on the 17 day of September, 2015 of record in Instrument No. 20150922-0096403, 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 5395 Simkins Road, Whites Creek, TN 37189

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 18th day of September, 2015.

Carole N. Harrah — Justin Harrah by Carole N. Harrah, Attorney In Fact

Carole N. Harrah — **Justin Harrah by Carole N. Harrah, Attorney-In -Fact**

State of Tennessee

County of Davidson

On this 18th day of September, 2015, before me the undersigned authority, personally appeared **Carole N. Harrah**, 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, **Carole N. Harrah** 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 **Justin Harrah**, 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 18th day of September, 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: $150,000.00.

C. David Deene

Affiant

Sworn and subscribed before me this 18th day of September, 2015.

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

Notary

My Commission Expires:

EXHIBIT "A"
To
Warranty Deed

FROM: Carole N. Harrah and Justin Harrah,joint tenants with right of survivorship

TO: C. Daniel Greene

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.

Carole N. Harrah, Affiant

Sworn to and subscribed before me this 18th day of September, 2015.

Notary Public

My Commission Expires: _____

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