PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

Davidson County DEEDWARR
Recvd: 12/03/15 15:59 4 pgs
Fees:23.00 Taxes:786.25
20151203-0122119

W & I Ref: (DM) Title No.: 58017

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Tyler Fosnes Nikki Fosnes 4143 Longfellow Drive Nashville, TN 37214	New Owner

TAX MAP PARCEL NUMBERS: 062020B18200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$212,500.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Stephen S. Young and wife, and Laura B. Young**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Tyler Fosnes and Nikki Fosnes** 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. 188, on the Plan of Abbington Park Phase One Section Four, of record in Instrument No. 20050110-0003256, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

BEING the same property conveyed to Stephen S. Young and wife, Laura B. Young, by Warranty Deed from Wessley Inscoe and wife, Melissa Inscoe, dated May 19, 2014 and recorded on May 20, 2014, of record in Instrument No. 20140520-0043422, 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 2016, and subsequent years; The Plan, with Owner's Certificate, of record in Instrument No. 20050110-0003256, said Register's Office, which Plan shows a 20 foot easement for public utility and drainage purposes along the westerly side line and a drainage easement and proposed 100 year flood line along the rear portion of said lot. The Declaration of Covenants, Conditions and Restrictions of record in 20030213-0020075 amended in Instrument No. 20050201-0011849 and By Laws in Instrument No. 20030303-0027406, and Declaration of Restriction in Instrument No. 20010402-0031520 and Restriction contained in Deed of record in Instrument No. 20000720-0071648, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This instrument is executed on behalf of Stephen S. Young by Laura B. Young pursuant to a Power of Attorney executed by him on the _____ day of _____, _____, of record in Instrument No. 20151203-0122118, 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 4143 Longfellow Drive, Nashville, TN 37214

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 30th day of November, 2015.

Stephen S. Young by Laura B. Young, AIF
Stephen S. Young by Laura B. Young, Attorney-In-Fact

Laura B. Young
Laura B. Young

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, **Laura B. Young** 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 **Stephen S. Young**, 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 30th day of November, 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: $212,500.00.

Affiant

Sworn and subscribed before me this 30th day of November, 2015.

Notary

My Commission Expires: 9/4/19

JILL SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

EXHIBIT "A"
To
Warranty Deed

FROM: Stephen S. Young and wife, and Laura B. Young

TO: Tyler Fosnes and Nikki Fosnes

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.

Laura B. Young, Affiant
Laura B. Young, Affiant

Sworn to and subscribed before me this 30th day of November, 2015.

Notary Public

My Commission Expires: _____

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

True Copy Certification

I, Kimie Perry, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kimie Perry

Signature

State of Tennessee

County of Wilson

Personally appeared before me, Tracey Trumpour, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Tracey Trumpour

Notary's Signature

My Commission Expires: 8.14.17

Notary' Seal (if on paper)

TRACEY THUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY