BILL GARRETT, Davidson County
Trans:T20150106191 DEEDWARR
Recvd: 12/16/15 10:39 3 pgs
Fees:18.00 Taxes:758.50
20151216-0126425

PREPARED BY: BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD TN 37027

RETURNED TO:

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

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref: (DM) Title No.: 58070

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Deanna R. Lawley 165 Hicks Road #10 Nashville, TN 37221	NEW OWNER

TAX MAP PARCEL NUMBERS: 142110C01000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$205,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **David B. Ledgerwood and Adrienne M. Ledgerwood, both unmarried,** hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Deanna R. Lawley, unmarried woman,** 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 Unit No. 10 on the Plan of Aspen Heights, a planned unit development, of record in Book 9700, page 312, Register's Office for said County, to which Plan reference is made for a complete description.

Being the same property conveyed to David B. Ledgerwood and spouse, Adrienne M. Ledgerwood, by Warranty Deed from Slava Y. Titov and spouse, Dina C. Titova, dated July 5, 2007 and recorded on July 11, 20007, of record in Inst. No. 20070711-0082697, 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; All matters shown on the Plan, with Owner's Certificate, of record in Book 9700, page 312, said Register's Office; The Declaration of Covenants, Conditions and Restrictions of record in Book 10303, page 698, 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 Adrienne M. Ledgerwood by David B. Ledgerwood pursuant to a Power of Attorney executed by her on the _____ day of December, 2015, of record in Instrument No. 20151210-0120424, 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 165 Hicks Road, # 10, 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 15th day of December, 2015.

David B. Ledgerwood

Adrienne M. Ledgerwood By David B. Ledgerwood Attorney-in-Fact

Adrienne M. Ledgerwood
By David B. Ledgerwood, Attorney-in-Fact

State of Tennessee

County of Davidson

On this 15th day of December, 2015, before me the undersigned authority, personally appeared **David B. Ledgerwood**, 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

My Commission Expires: _____ Notary

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, **David B. Ledgerwood,** 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 **Adrienne M. Ledgerwood**, 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 15th day of December, 2015.

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

My Commission Expires: _____ Notary

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: $205,000.00.

Affiant

Sworn and subscribed before me this 15th day of December, 2015.

My Commission Expires: 3/24/2019 Notary

ROBIN S. EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

EXHIBIT "A"
To
Warranty Deed

FROM: David B. Ledgerwood and Adrienne M. Ledgerwood

TO: Deanna R. Lawley

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.

David B. Ledgerwood, Affiant

Sworn to and subscribed before me this 15th day of December, 2015.

Notary Public

My Commission Expires: _____

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