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)

BILL GARRETT, Davidson County
Trans: T20160009410 DEEDWARR
Recvd: 02/03/16 14:16 3 pgs
Fees: 18.00 Taxes: 760.35
20160203-0010634

W & I Ref: (DM) Title No.: 58133

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Sanaz Kiani 4401 Scenic Drive Nashville, TN 37204	NEW OWNER

TAX MAP PARCEL NUMBERS: 10507015600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$205,500.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Holly R. Edwards, unmarried and James Harper, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Sanaz Kiani** 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, described as follows to wit: Being the southerly 50 feet of the northerly 150 feet of the easterly 177.5 feet of Block "C" on the Plan of Merritt Lands, as of record in Minute Book "N", page 241, Register's Office for Davidson County, Tennessee.

Said part of Block "C" fronts 50 feet on the westerly side of Little Hamilton Avenue, formerly Hamilton, or Salsey Street and extends back between parallel lines 177.5 feet to an alley.

Being the same property conveyed to Holly R. Edwards and husband James Harper, as joint tenants with right of survivorship by Warranty Deed from Roberts Real Estate, LLC, dated March 22, 2004 and recorded on March 23, 2004 of record in Instrument No 20040323-0032417, Register's Office for Davidson County, Tennessee. The said Holly R. Edwards and James Harper have since divorced. Holly R. Edwards and Holly Edwards are one and the same person.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This instrument is executed on behalf of Holly Edwards by Jackie Dusek pursuant to a Power of Attorney executed by her on the 27th day of January, 2016, of record in Instrument No. 20160203-0010633, 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 1317 Little Hamilton Avenue, Nashville, TN 37203

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 29th day of January, 2016

Holly Edwards by Jackie Dusek AIF
Holly Edwards by Jackie Dusek, Attorney-In-Fact

James Harper

State of Tennessee

County of Davidson

On this 29th day of January, 2016, before me the undersigned authority, personally appeared **James Harper**, 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, **Jackie Dusek** 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 **Holly Edwards**, 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 29th day of January, 2016.

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: $205,500.00.

Affiant

Sworn and subscribed before me this 29th day of January, 2016.

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: Holly Edwards and James Harper

TO: Sanaz Kiani

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.

Jackie Dusek, Affiant

Sworn to and subscribed before me this 29th day of January, 2016.

Notary Public

My Commission Expires: _____

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