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.: 58204

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Lawrence Massengill 307 Gatewood Avenue Nashville, TN 37027	

TAX MAP PARCEL NUMBERS: 07111019300

BILL GARRETT, Davidson County
Trans:T20160026911 DEEDWARR
Recvd: 04/04/16 11:30 3 pgs
Fees:18.00 Taxes:1109.63
20160404-0031684

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$299,900.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ashley Nelson, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Lawrence Massengill** 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 the easterly one-half of Lot No. 52 on the Plan of Trinity Heights, as of record in Plat Book 161, page 38, Register's Office for said County.

Said easterly one-half of Lot No. 52 fronts 50 feet on the northerly margin of Gatewood Avenue an runs back between parallel lines, one of which is the common line of said lot and Lot No. 51 on the said Plan, 10 feet to the margin of an alley.

Being the same property conveyed to Ashley Nelson by Warranty Deed from Robert Delleno Hoffman, Sr., dated June 24, 2015 and recorded on June 25, 2015 of record in Instrument No. 20150625-0061329, Register's Office for Davidson County, Tennessee.

Jay Nelson, spouse of Ashley Nelson, joins in this conveyance solely to convey any and all marital interest he may have in subject property.

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

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 161, page 38, said Register's Office.

This instrument is executed on behalf of Ashley Nelson by Jay Nelson pursuant to a Power of Attorney executed by her on the 29th day of March, 2016, of record in Instrument No. 20160404-0031683 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 307 Gatewood Avenue, Nashville, TN 37207

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 31st day of March, 2016

Ashley Nelson by Jay Nelson, Attorney-In-Fact Jay Nelson

State of Tennessee

County of Davidson

On this 31st day of March, 2016, before me the undersigned authority, personally appeared **Jay Nelson** 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.

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

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, **Jay Nelson** 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 **Ashley Nelson** , 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 31st day of March, 2016

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

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: $299,900.00.

Affiant

Sworn and subscribed before me this 31 day of March, 2016

Notary

My Commission Expires: HILARY MOHSENZADEH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-02-2018

EXHIBIT "A"
To
Warranty Deed

FROM: Ashley Nelson

TO: Lawrence Massengill

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.

Jay Nelson, Affiant

Sworn to and subscribed before me this 31st day of March, 2016

Notary Public

My Commission Expires: _____

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