BILL GARRETT, Davidson County
Trans:T20160034929 DEEDWARR
Recvd: 04/28/16 09:15 3 pgs
Fees:18.00 Taxes:1036.00
20160428-0041328

AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

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.: 58181

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Eric Arjes Priscilla Arjes 6900 Collinswood Drive Nashville, TN 37221	Renasant Bank 2001 Park Place North, Ste 650 Birmingham, Al 35203

TAX MAP PARCEL NUMBERS: 155080C20900CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$280,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Charles Joseph Causey, Jana N. Causey, Robert Paul Curtis Sr., and Janet Kinchen Curtis,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Eric Arjes and Priscilla Arjes,** husband and wife, 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. 209 on the Plan of Poplar Creek, Phase II of record in Book 6900, pages 339-347 amended by Amendment and Change of Survey Monumentation of record in Plat Book 6900, page 888, Register's Office for said County. Said Lot No. 209 fronts 80 feet on the easterly margin of Collinswood Drive and extends back 136.64 feet on the northerly line and 138.22 feet on the southerly line to a dead line in the rear, measuring 56.50 feet thereon.

Being the same property conveyed to Charles Joseph Causey and wife, Jana N. Causey and Robert Paul Curtis, Sr. and wife, Janet Kinchen Curtis, as tenants in common by Warranty Deed from Charles Leon Wright, Jr. and wife, Tifanie Jill Wright, dated April 25, 2014 and recorded on April 28, 2014 of record in Instrument No. 20140428-0035570, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

Taxes for 2016, and subsequent years. Said taxes are neither due nor payable. Tax Reference numbers: 155080C20900CO.
The Plan, with Owner's Certificate, of record in Book 6900, pages 339-347 as amended by Amendment and Change of Survey Monumentation of record in Book 7900, page 888, said Register's Office, which Plan shows a 20 foot minimum building set back line from Collinswood Drive and a 10 foot easement for public utility and drainage purposes along the rear line of said lot.
Subject to the Declaration of Covenants, Conditions and Restrictions of record in Book 9472, page 824, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; but deleting any covenant, conditions or restrictions would violate 42 USC 3604c.

This instrument is executed on behalf of Jana N. Causey by Charles Joseph Causey pursuant to a Power of Attorney executed by her on the _____ day of _____, 2016, of record in Instrument No. 20160428-0041325, 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 instrument is executed on behalf of Robert Paul Curtis, Sr. by Charles Joseph Causey pursuant to a Power of Attorney executed by him on the _____ day of _____, 2016, of record in Instrument No. 20160428-0041326, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit B' to this instrument and incorporated herein by reference.

This instrument is executed on behalf of Janet Kinchen Curtis by Charles Joseph Causey pursuant to a Power of Attorney executed by her on the _____ day of _____, 2016, of record in Instrument No. 20160428-0041327, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit C' to this instrument and incorporated herein by reference.

This is improved property, known as 6900 Collinswood Drive, 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 22nd day of April, 2016.

Charles Joseph Causey

Jana N. Causey by Charles Joseph Causey, Attorney-In-Fact

Robert Paul Curtis, Sr. by Charles Joseph Causey, Attorney-In-Fact

Janet Kinchen Curtis by Charles Joseph Causey, Attorney-In-Fact

State of Tennessee

County of Davidson

On this 22nd day of April, 2016, before me the undersigned authority, personally appeared **Charles Joseph Causey**, 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.

DEBBIE MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018

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, **Charles Joseph Causey** 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 **Jana N. Causey, Robert Paul Curtis, Sr., and Janet Kinchen Curtis**, 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 22nd day of April, 2016.

DEBBIE MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018

Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $280,000.00.

Affiant

Sworn and subscribed before me this 22nd day of April, 2016.

Notary

My Commission Expires: 5-6-19

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires May 6, 2019

EXHIBIT "A"
To
Warranty Deed

FROM: Charles Joseph Causey, Jana N. Causey, Robert Paul Curtis Sr., and Janet Kinchen Curtis

TO: Eric Arjes and Priscilla Arjes

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 all three powers-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 powers-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Charles Joseph Causey, Affiant

Sworn to and subscribed before me this 22nd day of April, 2016.

Notary Public

My Commission Expires: DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018