THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M16-1584

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
James H. Kuykendall 2017 West End Ave Suite 126-271 Nashville TN 37203	New Owner	82-8-141.00

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN 37203
File No. M161584

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $160,000.00

Affiant

Subscribed and sworn to before me, this the 28th day of April, 2016.

Notary Public

My Commission Expires:
(Affix Seal)

JESSICA LASCELLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

BILL GARRETT, Davidson County
Trans:T20160036066 DEEDWARR
Recvd: 05/02/16 13:19 3 pgs
Fees:18.00 Taxes:592.00
20160502-0042769

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We **Dorothy Simpson now known as Dorothy L. Brooks, a single woman,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **James H. Kuykendall, a single man,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 147, Block 2, of F. O. Beazley's McFerrin Addition to East Nashville, of record in Book 57, page 136, Register's Office for said county, described according to a survey made by Barge, Waggoner & Sumner, on August 3, 1971, as follows:

Beginning at an iron pin in the east side of North Ninth Street, said pin being located 39 feet south from the southeast intersection of Cleveland and North Ninth Streets; thence south 83° 28' east 150.0 feet to an iron pin in the margin of alley No. 717: thence south 7° 17' west 50 feet; thence north 83° 28' west 150.0 feet to an iron pin on the east side of North Ninth Street; thence with the margin of the same, north 7° 17' east 50 feet to the point of beginning.

Being the same property conveyed to William Simpson and wife, Dorothy Simpson by Warranty Deed from Woodrow Riddle, Jr. and wife, Barbara J. Riddle, dated October 1, 1974, recorded October 3, 1974, of record in Book 4857, page 584, Register's Office for Davidson County, Tennessee.

William Simpson having since died on 12/28/1985 leaving Dorothy Simpson as surviving tenant by the entirety.

Dorothy Simpson now known as Dorothy L. Brooks.

This is ☒ Improved OR ☐ Unimproved property located at: **725 North 9th Street, Nashville, TN 37206**

This conveyance is made subject to (1) Property taxes for the year 2016, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to Grantee who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all

subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This instrument is executed on behalf of Dorothy Simpson now known as Dorothy L. Brooks, by Kenya Hall pursuant to a Power of Attorney executed by Dorothy L. Brooks on July 24, 2015, of record in Instrument No. 20160502-0042768, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to the instrument and incorporated herein by reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **28th** day of **April, 2016.**

GRANTOR(S)

Dorothy Simpson nka Dorothy L. Brooks by Kenya Hall, POA

Dorothy Simpson nka Dortothy L. Brooks by Kenya Hall, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named **Kenya Hall** 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 **Dorothy Simpson now known as Dorothy L. Brooks,** as Attorney-in-Fact, as the free Act and Deed of the said Principal(s).

Witness my hand and official seal on this the **28th** day of **April, 2016.**

Notary Public
My Commission Expires:

JESSICA LASCELLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

EXHIBIT "A"
To
Warranty Deed

FROM: William Simpson and wife, Dorothy Simpson

TO: James H. Kuykendall, a single man

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 documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

Kenya Hall, Affiant

Sworn to and subscribed before me this 28th day of April, 2016.

Notary Public
My Commission Expires:

JESSICA LASCELLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016