PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20160040877 DEEDWARR
Recvd: 05/16/16 15:05 3 pgs
Fees:18.00 Taxes:1757.50
20160516-0048795

W & I Ref: (DM) Title No.: 58243

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Shaffer Home Services, LLC 1125 Glenwood Ave. Nashville, TN 37204-3921	New Owner

TAX MAP PARCEL NUMBERS: 14512001500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$475,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mary Ann Wieck, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Shaffer Home Services, LLC** 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. 33 on the Plan of Lakeview Manor of record in Book 2133, pages 39, 40 and 41, Register's Office for said County, to which Plan reference is made for a complete description.

Being the same property conveyed to Thomas S. Wieck and wife, Mary Ann Wieck, by Warranty Deed from Ernest A. Rice, Jr. and wife, Ann M. Rick, dated May 20, 1964 and recorded on May 22, 1964, of record in Book 3764, page 408, Register's Office for Davidson County, Tennessee. The said Thomas S. Wieck has since died, leaving Mary Ann Wieck as surviving tenant by the entireties.

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.
The Plan, with Owner's Certificate, of record in Book 2133, pages 39, 40 and 41, said Register's Office, which Plan shows a 75 foot minimum building set back line from Parkwood Terrace and a 10 foot easement for public utility purposes along the rear line of said lot; Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 7932, page 129, said Register's Office.

This instrument is executed on behalf of Mary Ann Wieck by Lawrence Thomas Wieck pursuant to a Power of Attorney executed by her on the 23rd day of March, 2000, of record in Instrument No. 20160314-0024016, 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 1048 Parkwood Terrace, Nashville, TN 37220

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 6th day of May, 2016.

Mary Ann Wieck by Lawrence Thomas Wieck

Mary Ann Wieck by Lawrence Thomas Wieck,
Attorney in Fact

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, **Lawrence Thomas Wieck** 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 **Mary Ann Wieck**, 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 6th day of May, 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: $475,000.00.

VAnderson

Affiant

Sworn and subscribed before me this 6th day of May, 2016.

janderson

Notary

My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

EXHIBIT "A"
To
Warranty Deed

FROM: Mary Ann Wieck

TO: Shaffer Home Services, LLC

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.

Lawrence Thomas Wieck, Affiant

Sworn to and subscribed before me this 6th day of May, 2016.

Notary Public

My Commission Expires: _____

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