BILL GARRETT, Davidson County
Trans: T20160044306 DEEDWARR
Recvd: 05/26/16 08:32 3 pgs
Fees: 18.00 Taxes: 2634.40

20160526-0052900

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.: 58275

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Kevin L Wilson Pamela B. Wilson 105 Groome Drive Nashville, TN 37205	New Owner

TAX MAP PARCEL NUMBERS: 12907002200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$712,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Peter Alan Tempkins and Barbara Joan Tempkins, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kevin L Wilson and wife, and Pamela B. Wilson,** 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. 52 on the Plan of West Meade Farms, Section VI, of record in Book 2331, page 125, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Peter Alan Tempkins and wife, Barbara Joan Tempkins by Warranty Deed from Margaret S. Thompson, a single person, dated February 28, 1995 and recorded on March 1, 1995 of record in Book 9607, page 224, 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: 12907002200.
The Plan, with Owner's Certificate, of record in Book 2331, page 125, said Register's Office, which Plan shows a 150 foot minimum building set back line from Groome Drive and a 10 foot easement for public utility purposes along the southerly side line of said lot. A 25 foot easement for utilities and access to cemetery along the rear line. And a 2.5 x 20 foot utility anchor easement located on the northerly front corner of said lot. Electrical Permit for service for a detached structure of record in Book 5923, page 194, said Register's Office.

This instrument is executed on behalf of Barbara Joan Tempkins by Peter Alan Tempkins pursuant to a Power of Attorney executed by her on the 16th day of May, 2016, of record in Instrument No. 20160526-0052899, 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 105 Groome Drive, Nashville, TN

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 25th day of May, 2016.

Peter Alan Tempkins

Barbara Joan Tempkins By

Barbara Joan Tempkins by Peter Alan Tempkins, Attorney-In-Fact

State of Tennessee

County of Davidson

On this 25th day of May, 2016, before me the undersigned authority, personally appeared **Peter Alan Tempkins**, 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, **Peter Alan Tempkins** 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 **Barbara Joan Tempkins**, 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 25th 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: $712,000.00.

Affiant

Sworn and subscribed before me this 25th day of May, 2016.

My Commission Expires: March 3, 2022

Notary

DAVIDSON COUNTY, TENNESSE R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC

EXHIBIT "A"
To
Warranty Deed

FROM: Peter Alan Tempkins and Barbara Joan Tempkins

TO: Kevin L Wilson and wife, and Pamela B. Wilson

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.

Peter Alan Tempkins, Affiant

Sworn to and subscribed before me this 25th day of May, 2016.

Notary Public

My Commission Expires: 1-8-19

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