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)

BILL GARRETT, Davidson County
Trans:T20160050196 DEEDWARR
Recvd: 06/14/16 09:17 3 pgs
Fees:18.00 Taxes:1831.50
20160614-0059989

W & I Ref: (DM) Title No.: 58371

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Kristi Reid 6573 Rolling Fork Drive Nashville, TN 37205	New Owner

TAX MAP PARCEL NUMBERS: 12905004000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$495,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Sandra J. Metzler and Lawrence J. Metzler, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kristi Reid** 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. 911 on the Plan of West Meade Farms, Inc., Section XI, of record in Book 2331, pages 102 and 103, Register's Office for said County.

Said Lot No. 911 fronts 149.0 feet on the southeasterly margin of Rolling Fork Drive and extends back 570.0 feet on the northeasterly line and 370.0 feet on the southwesterly line to a dead line in the rear, measuring 250.0 feet thereon.

Being the same property conveyed to Sandra J. Metzler and husband Lawrence J. Metzler, by Warranty Deed from Walter D. Conrad and wife, Karen S. Conrad, dated July 18, 1994 and recorded on July 19, 1994, of record in Book 9411, page 243, Register's Office for Davidson County, Tennessee.

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; The Plan, with Owner's Certificate, of record in Book 2331, pages 102 and 103, said Register's Office, which Plan shows a 150 foot minimum building setback line from Rolling Fork Drive, and 10 foot easement for public utility purposes along the rear line of said lot.

This instrument is executed on behalf of Sandra J. Metzler and Lawrence J. Metzler by Larry J. Carter pursuant to a Power of Attorney executed by her/him/them on the 10th day of June, 2016, of record in Instrument No. 20160614-0059988 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 6573 Rolling Fork Drive, Nashville, TN 37205

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 8th day of June, 2016.

Sandra J. Metzler by Larry J. Carter attorney-in-fact

Sandra J. Metzler by Larry J. Carter, Attorney-In-Fact

Lawrence J. Metzler by Larry J. Carter attorney-in-fact

Lawrence J. Metzler by Larry J. Carter, 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, **Larry J. Carter** 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 **Sandra J. Metzler and Lawrence J. Metzler**, 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 8th day of June, 2016.

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

Notary

My Commission Expires: _____

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: $495,000.00.

Affiant

Sworn and subscribed before me this 8th day of June, 2016.

Notary

My Commission Expires: 6/19/18

Emily Kornbau
State of Tennessee Notary Public
Sumner County
My Commission Expires June 19, 2018

EXHIBIT "A"

To

Warranty Deed

FROM: Sandra J. Metzler and Lawrence J. Metzler

TO: Kristi Reid

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.

Larry J. Carter

Larry J. Carter, Affiant

Sworn to and subscribed before me this 8th day of June, 2016.

Notary Public

My Commission Expires: _____

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