16-06-004

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Davidson County DEEDWARR
Recvd: 06/20/16 11:57 4 pgs
Fees:23.00 Taxes:814.00
20160620-0062434

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey — *Percy Wilkins, Jr. (retired)*

W & I Ref: (DM) Title No.: 58355

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Kashani Construction, LLC 6446 Edinburgh Drive Nashville, TN 37221	NEW OWNER

TAX MAP PARCEL NUMBERS: 10505038500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$220,000.00**, 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 Emma Perkins, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kashani Construction, LLC, a limited liability company,** 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. 7 on the map of the Bransford Realty Company's Subdivision of Lot 3 in Jones and Dudley's Addition, of record in Book 421, page 71, Register's Office for said County.

Said Lot No. 7 fronts 35 feet on the northerly side of Fairview, now Argyle Avenue, back between parallel lines 150 feet to an alley.

Being the same property conveyed to Emma Buchanan, a widow, by Warranty Deed from Home Owners Loan Corporation of Washington, D.C., dated September 26, 1938 and recorded on October 1, 1938, of record in Book 1084, page 88, Register's Office for Davidson County, Tennessee. The said Emma Buchanan has since died, with Anna Lou Harris being her heir at law. The said Anna Lou Harris, a widow, conveyed a one-third undivided interest each to Katherine C. Harris, Jewel E. Harris, and Arthur E. Harris by Quitclaim Deed dated August 2, 1973, recorded January 8, 1974 of record in Book 4779, page 180, said Register's Office, reserving a life estate. The said Anna Lou Harris has since died. the said Katherine C. Harris and Jewell E. Harris have since died, unmarried and without issue. By Quitclaim Deed dated July, 1994 and recorded July 6, 1994, of record in Book 9399, page 707, said Register's Office, Arthur Eugene Harris and wife, Bessie Harris, conveyed subject proeprty to Mary Emma Perkins.

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; All matters shown on the Plan, with Owner's Certificate, of record in Book 421, page 71, said Register's Office.

This instrument is executed on behalf of Mary Emma Perkins by Michael J. Redus pursuant to a Power of Attorney executed by her/him/them on the 17th day of May, 2016, of record in Instrument No. 20160620-0062433, 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 1012 Argyle Ave., Nashville, TN 37203

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 ~~27th~~ 17 June day of ~~May~~, 2016.

Mary Emma Perkins by Michael J. Redus Attorney In Fact

Mary Emma Perkins
By: Michael J. Redus, 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, **Michael J. Redus,** 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 Emma Perkins**, 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 ~~27th~~ 17th day of ~~May~~ June, 2016.

Notary

My Commission Expires:

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

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: $220,000.00.

Affiant

Sworn and subscribed before me this ~~27th~~ 17th day of ~~May~~ June, 2016.

Notary

My Commission Expires:

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

EXHIBIT "A"
To
Warranty Deed

FROM: Mary Emma Perkins

TO: Kashani Construction, 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.

Michael J. Redus, Affiant

Sworn to and subscribed before me this ~~27th~~ 17th day of ~~May~~ June, 2016.

Notary Public

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

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

PETER WEISS

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state PETER WEISS who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/2/18

Notary Public

DEE FILES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON