File Box 8

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20160054199 DEEDWARR
Recvd: 06/24/16 14:31 3 pgs
Fees:18.00 Taxes:429.20
20160624-0064839

W & I Ref: (RF) Title No.: 58404

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Martin Bennett 8882 Hester Beasley Road Nashville, TN 37221	New Owner

TAX MAP PARCEL NUMBERS: 16900004200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$116,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Craig Wilson and Catherine Wilson**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Martin Bennett DBA Bennett Construction Company 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:**

Tract I

Being in the 9th Civil District of Davidson County and described as follows:

Beginning at an iron stake at Vinson Perry's Southeast corner; thence South 53 degrees East 25 1/2 poles to an iron stake in a filed; thence North 2 1/2 degrees East 16 1/3 poles to a stake on the North side of a Hollow; thence up the Hollow North 53 degrees West 16 2/3 poles to an iron pin and Vinson Perry's Northeast corner; thence with said Vinson Perry's line, South 37 1/2 degrees, West 13 1/2 poles to the beginning and containing 1.78 acres, more or less.

Tract II

A parcel of land in the 9th Civil District of Davidson County, Tennessee, on the south easterly side of the Hester & Beasley Road, and being a portion of a 4.5 acre tract of record in Book 2996, page 403, Register's Office for Davidson County, Tennessee.

Surveyed September 7, 1960 by S.H. Hutchison as follows:

Beginning at a large Red Oak tree on the south easterly margin of the Hester and Beasley Road, same being the corner of John Ursery and E.E. Ursery. Thence south 53 degrees 30' east 214.5 feet to a stake; Thence north 37 degrees 30' east 214.5 feet to a stake; Thence north 53 degrees 30' west 216 feet more or less to a stake on the margin of Hester and Beasley Road; Thence with the margin of said road 46 degrees west 10 feet to a stake with a Red Oak Pointer; Thence with margin of said road South 37 degrees west 205 feet to a point of beginning. Containing 1.05 acres more or less.

Being the same property conveyed to Craig Wilson and wife, Catherine Wilson by Warranty Deed from Charles Vincent Perry and wife, Sherry T. Perry, dated December 22, 2008 and recorded on December 29, 2008 of record in Instrument No. 20081229-0122610, 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.

Taxes for 2016, and subsequent years. Said taxes are neither due nor payable. Tax Reference numbers: 16900004200.

This instrument is executed on behalf of Craig Wilson by Catherine Wilson pursuant to a Power of Attorney executed by him on the 17th day of June, 2016, of record in Instrument No. 20160624-0064838, 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 8882 Hester Beasley Road, Nashville, TN 37221

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 22 day of June, 2016.

Craig Wilson by Catherine Wilson
Craig ~~Wilson~~ by Catherine Wilson,
Attorney-In-Fact

Catherine Wilson
Catherine Wilson

State of ~~Tennessee~~ Texas

County of ~~Davidson~~ Rusk

On this 22nd day of June, 2016, before me the undersigned authority, personally appeared **Catherine Wilson**, 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.

Amber E. Enloe
Notary

My Commission Expires: 1/22/2018

AMBER E. ENLOE
Notary Public
State of Texas
My Comm. Expires 01-22-2018

State of ~~Tennessee~~ Texas

County of ~~Davidson~~ Rusk

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Catherine Wilson** 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 **Craig Wilson**, 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 22nd day of June, 2016.

Amber E. Enloe
Notary

My Commission Expires: 1/22/2018

AMBER E. ENLOE
Notary Public
State of Texas
My Comm. Expires 01-22-2018

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: $116,000.00.

Rachel Farr
Affiant

Sworn and subscribed before me this 24 day of June, 2016

Gregory Polzin
Notary

My Commission Expires: 3/7/2017

GREGORY POLZIN
NOTARY PUBLIC
AT LARGE
DAVIDSON COUNTY, TENN.

EXHIBIT "A"
To
Warranty Deed

FROM: Craig Wilson and Catherine Wilson

TO: Martin Bennett

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.

Catherine Wilson

Catherine Wilson, Affiant

Sworn to and subscribed before me this 22nd day of June, 2016.

Amber E Enloe

Notary Public

My Commission Expires: 1/22/2016

AMBER E. ENLOE
Notary Public
State of Texas
My Comm. Expires 01-22-2018