BILL GARRETT, Davidson County
Trans:T20160066979 DEEDWARR
Recvd: 08/03/16 14:48 3 pgs
Fees:18.00 Taxes:3219.00
20160803-0080424

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: () Title No.: 58396

Dav. Co. File: Box 8

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Harriet Overton Warner<br>1218 7th Avenue North<br>Nashville, TN 37208 | NEW OWNER |

**TAX MAP PARCEL NUMBERS:** 08213017500

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$870,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **William E. Mullins, II and Ann B. Mullins, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Harriet Overton Warner** 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 the northerly half of Lot 112 on the Map of David T. McGavock's Plan of Lots, of record in Book 10, pages 606 and 607, Register's Office for said County.

Said part of Lot 112 fronts 47 1/2 feet on the easterly side of 7th Avenue North and runs back between parallel lines, 175 feet to an alley.

Being the same property conveyed to William E. Mullins, II and wife, Ann B. Mullins by Warranty Deed from Rosemary Frazier, unmarried, dated December 30, 1998 and recorded on December 30, 1998 of record in Book 11274, page 932, 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. Restrictive Covenant for Detached Structure of record in Instrument No. 20050729-0089206, said Register's Office.

This instrument is executed on behalf of William E. Mullins, II and Ann B. Mullins by John T. Horton pursuant to a Power of Attorney executed by them on the _____ day of July, 2016, of record in Instrument No. 20160803-0080422, 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 1218 7th Avenue North, Nashville, TN 37208**

**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 1st day of August, 2016

William E Mullins II by John T Horton Attorney-in-Fact Ann B Mullins by John T Horton Attorney-in-Fact

**William E. Mullins, II by John T. Horton, Attorney-In-Ann B. Mullins by John T. Horton, Attorney-In-Fact 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, **John T. Horton** 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 **William E. Mullins, II and Ann B. Mullins**, 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 1st day of August, 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: $870,000.00.

Affiant

Sworn and subscribed before me this 1st day of August, 2016.

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

Notary

My Commission Expires

# EXHIBIT "A"

**To**

**Warranty Deed**

**FROM: William E. Mullins, II and Ann B. Mullins**

**TO: Harriet Overton Warner**

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.

**John T. Horton, Affiant**

Sworn to and subscribed before me this 1st day of August, 2016.

Notary Public

My Commission Expires: _____

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