PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20160071106 DEEDWARR
Recvd: 08/16/16 12:46 3 pgs
Fees:18.00 Taxes:980.50
20160816-0085384

W & I Ref: (DM) Title No.: 58511

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Elizabeth A. Threlkeld Brian R. Threlkeld 628 Vivian Drive Nashville, TN 37211	New Owner

TAX MAP PARCEL NUMBERS: 16106012100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$265,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Dana E. Ryan, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Elizabeth A. Threlkeld and Brian R. Threlkeld, wife and husband,** 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. 202 on the Plan of Huntington Park Section Two of record in Book 4175, page 108, Register's Office for said County, to which Plan reference is made for a complete description.

Being the same property conveyed to Dana R. Montague and spouse, William C. Montague, by Warranty Deed from Dennis E. Green and spouse, Laura J. Green, dated August 4, 1998 and recorded on September 2, 1998, of record in Book 11095, page 428, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated August 4, 2008 and recorded August 14, 2008, of record in Inst. No. 20080814-0083840, said Register's Office, William C. Montague conveyed his interest in subject property to Dana R. Montague. The said Dana R. Montague is now known as Dana E. Ryan.

Larry Patrick Mattingly, spouse of Dana E. Ryan, joins in this conveyance solely to convey any and all marital interest he may have in subject property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2016, and subsequent years; The Plan, with Owner's Certificate, of record in Book 4175, page 108, said Register's Office, which Plan shows a 30 foot minimum building setback line from Vivian Drive, a 10 foot easement for public utility purposes along the rear line of said lot, and a 2.5 by 25 foot utility anchor easement located on the southeasterly front corner of said lot; Restrictions of record in Book 4393, page 383, said Register's Office.

This instrument is executed on behalf of Larry Patrick Mattingly by Dana E. Ryan pursuant to a Power of Attorney executed by him on the 3 day of August, 2016, of record in Instrument No. 20160816-0085383, 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 628 Vivian Drive, Nashville, TN 37211

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 12th day of August, 2016.

Dana E Ryan
Dana E. Ryan

Larry Patrick Mattingly by Dana E Ryan, Attorney-in-Fact
Larry Patrick Mattingly by Dana E. Ryan, Attorney-In-Fact

State of Tennessee

County of Davidson

On this 12th day of August, 2016, before me the undersigned authority, personally appeared **Dana E. Ryan,** 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.

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

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Dana E. Ryan** 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 **Larry Patrick Mattingly**, 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 12th 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: $265,000.00.

Affiant

Sworn and subscribed before me this 12th day of August, 2016.

Notary

My Commission Expires: _____

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018

EXHIBIT "A"

To

Warranty Deed

FROM: Dana E. Ryan

TO: Brian Threlkeld and Elizabeth A. Threlkeld

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.

Dana E Ryan
Dana E. Ryan, Affiant

Sworn to and subscribed before me this 12th 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