BILL GARRETT, Davidson County
Trans:T20160075288 DEEDWARR
Recvd: 08/29/16 14:13 3 pgs
Fees:18.00 Taxes:1128.50
20160829-0090272

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: (RF) Title No.: 58517

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Louis R. Joseph IV Amanda Joseph 5000 Churchill Drive Nashville, TN 37211	Louis R. Joseph IV Amanda Joseph 5000 Churchill Drive Nashville, TN 37211

TAX MAP PARCEL NUMBERS: 14709000800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$305,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Edward J. Jenkins, as surviving tenant by the entirety,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Louis R. Joseph IV and Amanda Joseph, husband and wife,** 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. 59 on the Plan of Crievewood of record in Book 2331, page 99 amended in Book 3067, page 387, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Edward J. Jenkins and wife, Jean Marie Jenkins by Warranty Deed from Joe Zeitlin and Martin Zeitlin, partners doing buisness as Martin Construction Company, dated October 22, 1956 and recorded on October 25, 1956 of record in Book 2598, page 451, Register's Office for Davidson County, Tennessee. The said Jean Marie Jenkins has since died.

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, of record in Book 2331, page 99 amended in Book 3067, page 387, said Register's Office, which Plan shows a 30 foot minimum building setback line from Churchill Drive and Randall Drive, and a 10 foot easement for public utility purposes along the easterly line of said lot. And a 2.5 x 20 foot utility anchor easement located on the southwest corner of said lot.

This instrument is executed on behalf of Edward J. Jenkins by Judith M. Jenkins pursuant to a Power of Attorney executed by him on the 21st day of May, 2013, of record in Instrument No. 20130521-0051397, 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 5000 Churchill 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 26th day of August, 2016.

Edward J. Jenkins by Judith M. Jenkins

Edward J. Jenkins by Judith M. Jenkins,
Attorney-In-Fact 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, **Judith M. Jenkins** 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 **Edward J. Jenkins**, 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 26th day of August, 2016.

My Commission Expires:

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

Notary

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: $305,000.00.

Affiant

Sworn and subscribed before me this 26th day of August, 2016.

Notary

My Commission Expires: 11/19/2018

JONATHAN R. MEDLEY
STATE OF TENNESSEE NOTARY PUBLIC
WHITE COUNTY

EXHIBIT "A"

To

Warranty Deed

FROM: Edward J. Jenkins

TO: Louis R. Joseph IV and Amanda Joseph

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.

Judith M. Jenkins, Affiant

Sworn to and subscribed before me this 26th 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