File Box 8

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

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans: T20160094222 DEEDWARR
Recvd: 10/25/16 14:34 3 pgs
Fees: 18.00 Taxes: 5735.00
20161025-0112789

W & I Ref: (DM) Title No.: 58545

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Brooke Bloom Riebeling 3422 Hampton Avenue Nashville, TN 37215	Same

TAX MAP PARCEL NUMBERS: 11706005800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,550,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Catherine Tosh Shell, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Brooke Bloom Riebeling,** 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 easterly 110 feet of the westerly 230 feet of the northerly part of Lot No. 12 on the Plat of Hillsboro Heights, not of record, described according to survey made by W. B. Southgate, Engineer, May 1910, as follows:

Beginning on the northerly margin of Hampton Avenue at a point 1270 feet west of the center line of 23rd Avenue South, said point being the southwest corner of the property conveyed to Emmett F. Bearden, Jr. and wife, by deed from Loiette Hampton Hume, et al, of record in Book 1104, page 354, Register's office for said County; thence with said Bearden's westerly line northwardly 344.7 feet, more or less, to the southerly line of Lot No. 8; thence with said line westwardly 110 feet; thence southwardly and parallel with said Bearden's westerly line 344.7 feet, more or less, to the northerly margin of Hampton Avenue; thence with said Avenue eastwardly 110 feet to the beginning.

Being the same property conveyed to William A. Shell, Jr. and his wife, Catherine Tosh Shell, by Warranty Deed from Martin S. Roberts, Jr. and his wife, Dorothy G. Roberts, dated February 15, 1989 and recorded on February 16, 1989, of record in Book 7773, page 474, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated July 1, 1997, recorded July 15, 1997, of record in Book 10530, page 576, said Register's Office, subject property was conveyed to Catherine Tosh Shell.

William A. Shell, Jr., spouse of Catherine Tosh Shell, joins in execution of this instrument in order to convey any marital interest he may have in the subject property.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

Taxes for 2017 and subsequent years; Restrictive Covenant for Detached Structure of record in Inst. No. 200005300053142, said Register's Office.

This instrument is executed on behalf of William A. Shell, Jr. by Catherine Tosh Shell pursuant to a Power of Attorney executed by him on the 4th day of October, 2016, of record in Instrument No 20161025-0112788, 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 3422 Hampton Avenue, Nashville, TN 37215

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 19th day of October, 2016

Catherine Tosh Shell
Catherine Tosh Shell

William A. Shell, jr by Catherine Tosh Shell, Attorney-in-fact
William A. Shell, Jr.
by Catherine Tosh Shell, Attorney-in-Fact

State of Tennessee

County of Davidson

On this 19th day of October, 2016, before me the undersigned authority, personally appeared **Catherine Tosh Shell,** 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.

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

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Catherine Tosh Shell** 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 A. Shell, Jr.,** 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 19th day of October, 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: $1,550,000.00.

Brooke Broom Riebling
Affiant

Sworn and subscribed before me this 20th day of October, 2016

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

Notary

EXHIBIT "A"

To

Warranty Deed

FROM: Catherine Tosh Shell

TO: Brooke Bloom Riebeling

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 Tosh Shell, Affiant

Sworn to and subscribed before me this 19th day of October, 2016.

Notary Public

My Commission Expires: _____

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