PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
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104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

BILL GARRETT, Davidson County
Trans:T20160107673 DEEDWARR
Recvd: 12/07/16 14:17 3 pgs
Fees:18.00 Taxes:1165.50
20161207-0128590

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref: (DM) Title No.: 58685

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Matthew Burch Dana N. Burch 648 Harpeth Knoll Road Nashville, TN 37221	USAA Federal Savings Bank 10750 McDermott Freeway San Antonio, TX 78288

TAX MAP PARCEL NUMBERS: 15602000200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$315,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Hassan Vazin and Michelle Vazin**, hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Matthew Burch and Dana N. Burch, 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. 245 on the Plan of Harpeth Valley Park, Section 2 of record in Book 3700, page 129, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Hassan Vazin and wife, Michelle Vazin by Warranty Deed from Matthew C. Frihart and wife, Margaret S. Frihart, dated June 19, 1994 and recorded on June 30, 1994 of record in Book 9393, page 97, Register's Office for Davidson County, Tennessee. Hassan Vazen a/k/a Jon Roozbeh Vazeen and Michelle Smith Vazen have since divorced. The Final Decree of Divorce of record in Docket No. 14D-2614, entered May 12, 2016 in the Third Circuit Court for Davidson County, Tennessee at Nashville, granted Michelle Smith Vazin limited power of attorney to sign the sales contract and execute the deed to convey subject property on behalf of Hassan Vazin. By Order of record in Docket No. 14D-2514, entered September 30, 2016, Michelle Smith Vazeen was granted power to sign, on behalf of Hassan Vazin, all documentation necessary to sell and transfer ownership of subject property.

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

This conveyance is subject to: Taxes for 2017, and subsequent years; The Plan, with Owner's Certificate, of record in Book 3700, page 129, said Register's Office, which Plan shows a 30, foot minimum building setback line from Harpeth Knoll Road, and a 10 foot easement for public utility and drainage purposes along the rear line(s) of said lot. And a 2.5 x 25 foot utility anchor easement located on the northwesterly front corner of said lot. Restrictive Covenants of record in Book 3857, page 858, Book 4148, page 696, said Register's Office.

This instrument is executed on behalf of Hassan Vazin by Michelle Smith Vazin pursuant to a Power of Attorney granted by Order of The Third Circuit Court for Davidson County, Tennessee at Nashville, Docket No. 14D-2614, entered September 30, 2016. 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 648 Harpeth Knoll 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 6th day of December, 2016.

Hassan Vazin by Michelle Smith Vazin, Attorney-in-Fact

Michelle Vazin

State of Tennessee

County of Davidson

On this 6th day of December, 2016, before me the undersigned authority, personally appeared **Michelle Vazin**, 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.

Notary

My Commission Expires:

DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018

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, **Michelle Smith Vazin** 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 **Hassan Vazin**, 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 6th day of December, 2016.

Notary

My Commission Expires:

DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 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: $315,000.00.

Affiant

Sworn and subscribed before me this 6th day of December, 2016.

Notary

My Commission Expires:

DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018

EXHIBIT "A"

To
Warranty Deed

FROM: Hassan Vazin and Michelle Vazin

TO: Matthew Burch and Dana N. Burch

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.

Michelle Smith Vazin, Affiant

Sworn to and subscribed before me this 6th day of December, 2016.

Notary Public

My Commission Expires: _____

DEBBIE MANN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018