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
Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20160108495 DEEDWARR
Recvd: 12/09/16 12:40 3 pgs
Fees:18.00 Taxes:943.87
20161209-0129480

W & I Ref: (RF) Title No.: 58660

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
James W. Scherer Teresa A. Stafford-Scherer 7103 Patten Lane Nashville, TN 37221	New Owner

TAX MAP PARCEL NUMBERS: 14211006100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$255,100.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **H. Gordon Wynn, Jr. also known as Henry Gordon Wynn, Jr., unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James W. Scherer and Teresa A. Stafford-Scherer, 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. 2 on the plan of Section Two, Valley West, of record in Book 3600, page 86, Register's Office for said County.

Said Lot No. 2, which is a corner lot, fronts 158.41 feet on the southeasterly margin of Patten Lane and fronts 59.44 feet on the southwesterly margin of Hicks Road, said frontages being joined by a curve having a length of 35.20 feet, and extends back 203.72 feet on the southeasterly line and 134.88 feet on the southwesterly line to a point of intersection.

Being the same property conveyed to H. Gordon Wynn, Jr., unmarried by Warranty Deed from Fred M. Stevenhagen and wife, Susanne R. Stevenhagen, dated May 19, 1982 and recorded on May 26, 1982 of record in Book 5890, page 376, 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; The Plan, with Owner's Certificate, of record in Book 3600, page 86, said Register's Office, which Plan shows a 30 foot minimum building setback line from Patten Land and a 40 foot minimum building setback line from Hicks Road and a 10 foot easement for public utility purposes along the southwesterly line of said lot.
And a 3 x 15 foot utility anchor easement located on the northerly corner of said lot.
And a 2.5 x 20 easement for utility anchor purposes located at the southwesterly corner of said lot at Patten Lane.
Underground soil absorption easement of record in Book 5882, page 791, rerecorded in Book 5884, page 743, said Register's Office.
Easement to Harpeth Valley Utilities District of record in Book 10073, page 828, said Register's Office.

This instrument is executed on behalf of Henry Gordon Wynn, Jr. by Martha B. Reich pursuant to a Power of Attorney executed by him on the 4th day of March, 2013, of record in Instrument No. 20161209-0129479 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 7103 Patten Lane, 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 21st day of November, 2016.

H. Gordon Wynn, Jr. also known as Henry Gordon Wynn, Jr. by Martha B. Reich attorney in fact

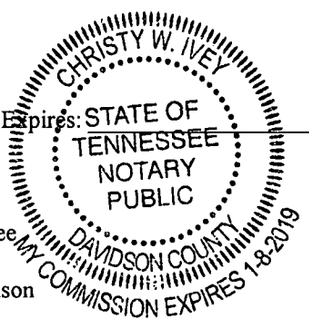
Henry ~~Gordon~~ Wynn, Jr. by Martha B. Reich, Attorney-In-Fact

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, **Martha B. Reich** 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 **Henry Gordon Wynn, 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 21st day of November, 2016.



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: $255,100.00.

Affiant

Sworn and subscribed before me this 21st day of November, 2016.

Notary

My Commission Expires: 10/19/18

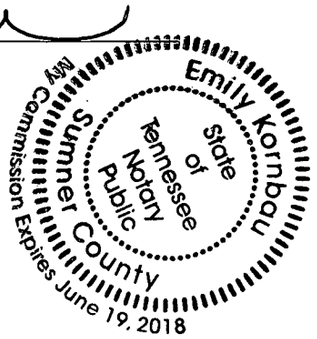


EXHIBIT "A"
To
Warranty Deed

FROM: Henry Gordon Wynn, Jr.

TO: James W. Scherer and Teresa A. Stafford-Scherer

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.

Martha B. Reich
Martha B. Reich, Affiant

Sworn to and subscribed before me this 21st day of November, 2016.

Notary Public

My Commission Expires: 1/8/19

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