PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
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Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

Davidson County DEEDWARR
Recvd: 12/13/16 09:55 3 pgs
Fees:18.00 Taxes:924.63
20161213-0130425

W & I Ref: (DM) Title No.: 58673

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Michael L. Ficalora Sloane T. Ficalora 20 Peachtree Street Nashville, TN 37210	First-Citizens Bank + Trust Co. 1314 Park St. Columbia SC 29201

TAX MAP PARCEL NUMBERS: 11906028000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$249,900.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James R. Gaines and Clara Jo An Gaines, husband and wife,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Michael L. Ficalora and Sloane T. Ficalora, 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. 38 on the Plan of Rosewood Estates Section One of record in Book 4955, page 29, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to James R. Gaines and Clara Jo An Gaines by Warranty Deed from Nancy Jane Knox, Trustee of the Nancy Jane Knox Revocable Living Trust U/A/D October 10, 2006, dated June 23, 2014 and recorded on June 25, 2014 of record in Instrument No. 20140625-0055669, Register's Office for Davidson County, Tennessee.

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 4955, page 29, said Register's Office, which Plan shows a 30, foot minimum building setback line from Peachtree Street, and a 10 foot easement for public utility purposes along the rear line(s) of said lot. Restrictions of record in Book 5176, page 649, amended in Book 5264, page 398, said Register's Office.

This instrument is executed on behalf of James R. Gaines by Clara Jo An Gaines pursuant to a Power of Attorney executed by him on the 29 day of November, 2016, of record in Instrument No. _____, 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 20 Peachtree Street, Nashville, TN 37210

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 5 day of December, 2016

James R. Gaines by Clara Jo An Gaines, Attorney-In-Fact by Clara Joan Gaines Attorney-In-Fact — Clara Jo An Gaines

A Notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached and not the truthfulness, accuracy or validity of that document.

State of California

County of Los Angeles

On this 5 day of December, 2016, before me the undersigned authority, personally appeared Clara Jo An Gaines, 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: 6.24.19

D. CHAD MARTING
COMM. #2115298
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My Commission Expires 06/24/2019

State of California

County of Los Angeles

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Clara Jo An Gaines 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 James R. Gaines, as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at ~~Nashville, Tennessee,~~ Los Angeles California this 5 day of December, 2016.

Notary

My Commission Expires: 6.24.19

D. CHAD MARTING
COMM. #2115298
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My Commission Expires 06/24/2019

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: $249,900.00.

Affiant

Sworn and subscribed before me this 9 day of Dec., 2016

Notary

My Commission Expires: 4-11-2020

ANGELA R. WINDHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 04-11-2020

EXHIBIT "A"

To

Warranty Deed

FROM: James R. Gaines and Clara Jo An Gaines

TO: Michael L. Ficalora and Sloane T. Ficalora

State of California

County of Los Angeles

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.

Clara Jo An Gaines

Clara Jo An Gaines, Affiant

Sworn to and subscribed before me this 5 day of December, 2016

Notary Public

My Commission Expires: 6-24-19

D. CHAD MARTING
COMM. #2115298
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My Commission Expires 06/24/2019

I, Yvette Meldrum, hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature
My Commission Expires: 4-11-2020

ANGELA R. WINDHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 04-11-2020