File Box 8

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
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Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20160110839 DEEDWARR
Recvd: 12/16/16 14:29 3 pgs
Fees:18.00 Taxes:876.53
20161216-0132306

W & I Ref: (RF) Title No.: 58677

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Richard D. Anderson Connie L. Anderson 110 B Paula Drive Old Hickory, TN 37138	Wells Fargo Bank, N.A. 2701 Wells Fargo Way Minneapolis, MN 55467

TAX MAP PARCEL NUMBERS: 06401000401

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$236,900.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jeremy Layne Meier and Sarah Elizabeth Meier, husband and wife,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Richard D. Anderson and Connie L. Anderson, 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. 9 of Section "B" on the Plan of Laurel Heights Subdivision of record in Book 3600, page 44, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jeremy Layne Meier and Sarah Elizabeth Meier, husband and wife, by Warranty Deed from Alliance Homes, Inc., dated October 21, 2011 and recorded on October 24, 2011 of record in Instrument No. 20111024-0082444, Register's Office for Davidson County, Tennessee.

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

Taxes for 2017, and subsequent years. Said taxes are neither due nor payable. Tax Reference numbers: 06401000401.
The Plan, with Owner's Certificate, of record in Book 3600, page 44, said Register's Office, to which plan reference is hereby made for a more complete description.
Restrictive Covenants of record in Plat Book 3600, page 44, said Register's Office; but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions would violate 42 USC 3604c.

This instrument is executed on behalf of Jeremy Layne Meier by **Sarah Elizabeth Meier**, pursuant to a Power of Attorney executed by him on the 9th day of December, 2016, of record in Instrument No. 20161216-0132305, 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 110 B Paula Drive, Old HIckory, TN 37138

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 15th day of December, 2016.

Attorney-IN-Fact

Jeremy Layne Meier by Sarah Elizabeth Meier
Jeremy Layne Meier by Sarah Elizabeth Meier, Attorney-In-Fact

Sarah Elizabeth Meier
Sarah Elizabeth Meier

State of Tennessee

County of Davidson

On this 15th day of December, 2016, before me the undersigned authority, personally appeared **Sarah Elizabeth Meier**, 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.

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

My Commission Expires:

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, **Sarah Elizabeth Meier** 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 **Jeremy Layne Meier**, 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 15th day of December, 2016.

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

My Commission Expires:

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: $236,900.00.

Richard D. Anderson
Affiant

Sworn and subscribed before me this 15th day of December, 2016.

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

My Commission Expires:

Notary

EXHIBIT "A"

To

Warranty Deed

FROM: Jeremy Layne Meier and Sarah Elizabeth Meier

TO: Richard D. Anderson and Connie L. Anderson

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.

Sarah Elizabeth Meier

Sarah Elizabeth Meier, Affiant

Sworn to and subscribed before me this 15th day of December, 2016.

Notary Public

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2019