File Box 8

BILL GARRETT, Davidson County
Trans:T20170018786 DEEDWARR
Recvd: 03/03/17 15:03 3 pgs
Fees:18.00 Taxes:2356.90
20170303-0021501

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
Email

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

W & I Ref: (RF) Title No.: 58809

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Stuart J. Gillespie 209 Cantrell Ave. Nashville, TN 37205	Wells Fargo Bank, N.A. 2701 WELLS FARGO WAY MINNEAPOLIS, MN. 55467

TAX MAP PARCEL NUMBERS: 10413000800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$637,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Brendan O'Hare and Lisa Jambusaria, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Stuart J. Gillespie** 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. 4 on the Plan of Bransford Realty Company's Subdivision of Lot Nos. 8, 10, 11 and 12 and part of Lot No. 9 of Block "E" in Whitland Realty Company's Subdivision, as of record in Book 547, page 53, Register's Office for said County.

Said Lot No. 4 fronts 55 feet on the westerly side of Wilson Avenue and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Brendan O'Hare and Lisa Jambusaria, husband and wife, by Warranty Deed from Keith R. Deerkoski and wife, Jessica L. Deerkoski, dated June 18, 2013 and recorded on June 26, 2013 of record in Instrument No. 20130626-0065706, 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 2017, and subsequent years; All Matters shown on The Plan, with Owner's Certificate, of record in Book 547, page 53, said Register's Office.

This instrument is executed on behalf of Lisa Jambusaria by Brendan O'Hare pursuant to a Power of Attorney executed by her on the _____ day of February, 2017, of record in Instrument No. 20170303-_____, 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 209 Cantrell Avenue, Nashville, TN 37205

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 1st day of March, 2017.

Lisa Jambusaria by Brendan O'Hare, Attorney-in-Fact

Brendan O'Hare

Lisa Jambusaria by Brendan O'Hare, Attorney-in-Fact

State of Tennessee

County of Davidson

On this 1st day of March, 2017, before me the undersigned authority, personally appeared **Brendan O'Hare**, 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

Notary

My Commission Expires:

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, **Brendan O'Hare** 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 **Lisa Jambusaria**, 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 1st day of March, 2017.

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

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: $637,000.00.

Affiant

Sworn and subscribed before me this 1st day of March, 2017.

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

Notary

My Commission Expires:

EXHIBIT "A"

To

Warranty Deed

FROM: Brendan O'Hare and Lisa Jambusaria

TO: Stuart J. Gillespie

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.

Brendan O'Hare, Affiant

Sworn to and subscribed before me this 1st day of March, 2017.

Notary Public

My Commission Expires: _____

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