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)

BILL GARRETT, Davidson County
Trans:T20170022688 DEEDWARR
Recvd: 03/16/17 15:29 3 pgs
Fees:18.00 Taxes:886.15
20170316-0026007

W & I Ref: (DM) Title No.: 58816

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Brett Simons 3001 KNOBDALE RD. NASHVILLE, TN 37214	MORTGAGE INVESTORS GROUP 9320 E. WALKER SPRINGS LN. #200 KNOXVILLE, TN 37923

TAX MAP PARCEL NUMBERS: 08408002400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$239,500.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Martha Brooks Bradley, as surviving tenant by the entirety,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Brett Simons, a single man,** 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. 226 on the Plan of Lincoya Hills Section Seven of record in Book 2331, page 119, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Richard C. Bradley and wife, Martha Brooks Bradley by Installment Deed from W.H. Freeman and wife, Marie T. Freeman, dated January 9, 1957 and recorded on January 23, 1957 of record in Book 2635, page 358, Register's Office for Davidson County, Tennessee. The said Richard C. Bradley has since died.

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 2331, page 119, said Register's Office, which Plan shows a 40, foot minimum building setback line from Glen Oaks Drive and Windemere Circle, and easement for public utility purposes. And a 2.5 x 20 foot utility anchor easements located on the northwesterly and southwesterly corner of said lot. Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 5696, page 333, said Register's Office.

This instrument is executed on behalf of Martha Brooks Bradley by Edward Bradley pursuant to a Power of Attorney executed by her on the 29th day of July, 2011, of record in Instrument No. 20170222-0017919, 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 2944 Windemere Circle, Nashville, TN 37214

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 13th Day of March, 2017

Martha Brooks Bradley by Edward Bradley, 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, **Edward Bradley** 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 **Martha Brooks Bradley**, 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 13th day of March, 2017.

Notary

My Commission Expires:

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

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: $239,500.00.

Affiant

Sworn and subscribed before me this 13th day of March, 2017.

Notary

My Commission Expires:

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 7, 2020

EXHIBIT "A"
To
Warranty Deed

FROM: Martha Brooks Bradley

TO: Brett Simons

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.

Edward Bradley, Affiant

Sworn to and subscribed before me this 13th 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