PREPARED BY (AND RETURN TO):

*Wilkins & Ivey, Attys.*

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Christy Wilkins Ivey

*Percy Wilkins, Jr. (retired)*

BILL GARRETT, Davidson County
Trans:T20170032001 DEEDWARR
Recvd: 04/17/17 15:09 3 pgs
Fees:18.00 Taxes:1258.00
20170417-0037160

W & I Ref: (RF) Title No.: 58890

Dav. Co. File: Box 8

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Alex Jacob Chaloff<br>Annika Benitz Chaloff<br>509 Saddle Drive<br>Nashville, TN 37221 | |

**TAX MAP PARCEL NUMBERS:** 14203008800

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$340,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Anthony La Marchina, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Alex Jacob Chaloff and Annika Benitz Chaloff, 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. 288 on the Plan of Walnut Hill Manor, Section I of record in Book 4460, page 108, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Anthony La Marchina, unmarried by Warranty Deed from Bruce T. Greenwood and wife, Jill E. Greenwood, dated February 10, 1992 and recorded on February 11, 1992 of record in Book 8548, page 314, Register's Office for Davidson County, Tennessee.

Wendy La Marchina, spouse of Anthony La Marchina joins in this conveyance solely to convey any and all marital interest she may have in the above-described property.

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 4460, page 108, said Register's Office, which Plan shows a 40 foot minimum building setback line from Saddle Drive, and a 25 foot easement for public utility and drainage purposes along the rear line of said lot.

This instrument is executed on behalf of Wendy La Marchina by Anthony La Marchina pursuant to a Power of Attorney executed by her on the 22nd day of December, 2009, of record in Instrument No. 20170417-0037159, 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 509 Saddle Drive, 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 7th day of April, 2017.

Anthony La Marchina

**Anthony La Marchina**

Wendy La Marchina by Anthony La Marchina Attorney-in-Fact

**Wendy La Marchina by Anthony La Marchina, Attorney-in-Fact**

**State of** Tennessee

**County of** Davidson

On this 7th day of April, 2017, before me the undersigned authority, personally appeared **Anthony La Marchina**, 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, **Anthony La Marchina** 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 **Wendy La Marchina**, 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 7th day of April, 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 consideration or value, whichever is greater, for this transfer is: $340,000.00.

Affiant

Sworn and subscribed before me this 10th day of April, 2017.

Notary

My Commission Expires: 10-21-18

CHRISTY J. HORNBURGER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF HUMPHREYS My Comm. Expires 10-21-2018

# EXHIBIT "A"
**To**
**Warranty Deed**

**FROM: Anthony La Marchina**

**TO: Alex Jacob Chaloff**

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.

**Anthony La Marchina, Affiant**

Sworn to and subscribed before me this 7th day of April, 2017.

Notary Public

My Commission Expires: _____

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