PREPARED BY (AND RETURN TO):

# *Wilkins & Ivey, Attys.*

BILL GARRETT, Davidson County
Trans:T20170035304 DEEDWARR
Recvd: 04/26/17 14:37 3 pgs
Fees:18.00 Taxes:1202.50
20170426-0041113

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Christy Wilkins Ivey

*Percy Wilkins, Jr. (retired)*

W & I Ref: (RF) Title No.: 58937

Dav. Co. File: Box 8

| **ADDRESS NEW OWNER:** | **RESPONSIBLE FOR TAX PAYMENT:** |
|---|---|
| Blaine Allison Marvel<br>820 Russleo Drive<br>Nashville, TN 37209 | new owner |

**TAX MAP PARCEL NUMBERS:** 102-8 30 8DA-48480

## *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$325,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Janice L. Fischer, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Blaine Allison Marvel, an unmarried woman**, 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. 22 on the Plan of Horton Heights, Section IV of record in Book 1835, page 129, Register's Office for said County. Said Lot No. 22, which is a corner lot, fronts 116.6 feet on the northeasterly margin of Russleo Drive and fronts 135.0 feet on the northwesterly margin of Fleetwood Drive, said frontages being joined by a curve having a length of 39.3 feet, and extends back 165.6 feet on the northwesterly line and 155.0 feet on the northeasterly line to a point of intersection.

Being the same property conveyed to Stanley P. Rischer et ux Janice L. Fischer by Warranty Deed from Stephen Daniel Anderson et ux Carolyn V. Anderson, dated June 20, 1980 and recorded on June 23, 1980 of record in Book 5615, page 837, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated August 30, 2001 recorded September 10, 2001 of record in Instrument No. 20010910-0098060, said Register's Office. Stanley P. Fischer conveyed his interest in subject property to Janice L. Fischer.

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; The Plan, with Owner's Certificate, of record in Book 1835, page 129, said Register's Office, which Plan shows a 50 foot minimum building setback line from Russleo Drive, and a 10 foot easement for public utility purposes along the northeasterly line of said lot. And a 30 foot minimum setback line from Fleetwood Drive. And a 25 x 20 foot utility anchor easement located on the extreme westerly corner of said lot at Russleo Drive.

This instrument is executed on behalf of Janice L. Fischer by Elizabeth K. Fischer pursuant to a Power of Attorney executed by her on the 13th day of February, 2017, of record in Instrument No. 20170426-0041112, 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 820 Russleo Drive, Nashville, TN 37209**

**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 21st day of April, 2017.

Janice L. Fischer, by Elizabeth K. Fischer POA

**Janice L. Fischer by Elizabeth K. Fischer,**
**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, **Elizabeth K. Fischer** 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 **Janice L. Fischer**, 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 21st 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: $325,000.00.

Affiant

Sworn and subscribed before me this 21st day of April, 2017.

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

Notary

My Commission Expires: _____

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

**FROM: Janice L. Fischer**

**TO: Blaine Marvel**

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.

Elizabeth K. Fischer

**Elizabeth K. Fischer, Affiant**

Sworn to and subscribed before me this 21st 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