Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
VT1703001O1

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:T20170043187 DEEDWARR
Recvd: 05/22/17 10:26 3 pgs
Fees:18.00 Taxes:3836.90
20170522-0050403

W & I Ref: (DM) Title No.: 58856

Dav. Co. File: Box 8

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Gary Stephen Bale<br>Patricia Rogers Bale<br>922 Bowring ~~Ave.~~ Park<br>Nashville, TN 37215 | Some |

**TAX MAP PARCEL NUMBERS:** 117130B16000CO

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$1,037,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Robert Weld Harding and Allison Weld Harding Reichenbach, not married to each other**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Gary Stephen Bale and Patricia Rogers Bale, 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. 1024 on the Plan of Abbottsford Phase 2 of record in Instrument No. 20010502-0044874, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Allison Weld Harding, unmarried and Robert Weld Harding, married by Warranty Deed from Timothy W. Burrow, unmarried, dated March 18, 2011 and recorded on March 25, 2011 of record in Instrument No. 20110325-0023078, Register's Office for Davidson County, Tennessee. Allison Weld Harding is now known as Allison Weld Harding Reichenbach.

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 Instrument No. 20010502-0044874, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 6537, page 303, Book 8106, page 1, Book 8627, page 254, Book 9381, page 876, Book 10458, page 810, Instrument No. 20010330-0030930, Instrument No. 20010502-0045152, Instrument No. 20010514-0049648, Instrument No. 20131218-0127949, Instrument No. 20150511-0042928, Instrument No. 20131218-0127945, Instrument No. 20140307-0019563, Instrument No. 20131218-0127946, Instrument No. 20160523-0051264, Instrument No. 20160523-0051265, Instrument No. 20140408-0029142, Instrument No. 20160523-0051266, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This instrument is executed on behalf of Robert Weld Harding by Allison Weld Harding Reichenbach pursuant to a Power of Attorney executed by him on the 12th day of May, 2017, of record in Instrument No. 20170522-0050402, 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 922 Bowring Park, Nashville, TN 37215**

**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 19th day of May, 2017

Robert Weld Harding by Allison Weld Harding, Attorney-In-Fact
Weld Harding, Attorney-in-Fact

Allison Weld Harding Reichenbach

**State of** Tennessee

**County of** Davidson

On this 19th day of May, 2017, before me the undersigned authority, personally appeared **Allison Weld Harding Reichenbach**, 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, **Allison Weld Harding Reichenbach** 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 **Robert Weld Harding**, 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 19th day of May, 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: $1,037,000.00.

Tricia Hurtt
Affiant

Sworn and subscribed before me this 19th day of May, 2017.

Gail Vincent
Notary

My Commission Expires: _____

GAIL C. VINCENT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 6, 2018

# EXHIBIT "A"
To
Warranty Deed

**FROM: Robert Weld Harding and Allison Weld Harding Reichenbach**

**TO: Gary Stephen Bale and Patricia Rogers Bale**

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.

Allison Weld Harding Reichenbach, Affiant

Sworn to and subscribed before me this 19th day of May, 2017.

Notary Public

My Commission Expires: _____

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