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

BILL GARRETT, Davidson County
Trans:T20170050002 DEEDWARR
Recvd: 06/12/17 14:26 3 pgs
Fees:18.00 Taxes:2368.00
20170612-0058762

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

W & I Ref: (DM) Title No.: 58979

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
William N. Frank Jennifer M. Frank 134 Alton Road Nashville, Tennessee 37205	**New Owner**

TAX MAP PARCEL NUMBERS: 13009002500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$640,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Alex P. Guyton and Helen M. Guyton, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **William N. Frank and Jennifer M. Frank, 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. 4 of Block "C" on the Plan of 2nd Revised Plan Highlands of Belle Meade No. 2 of record in Book 1130, page 62, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Alex P. Guyton and Helen M. Guyton, husband and wife, by Warranty Deed from Austin L. Madison and Stacey F. Madison, husband and wife, dated April 6, 2015 and recorded on April 7, 2015, of record in Inst. No. 20150407-0030621, Register's Office for Davidson County, Tennessee.

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 1130, page 62, said Register's Office, which Plan shows 50 minimum building set back line from Alton Road and 10 foot easement for public utility purposes along the rear line of said lot.

This instrument is executed on behalf of Alex P. Guyton by Helen M. Guyton pursuant to a Power of Attorney executed by her/him/them on the 17 day of May, 2017, of record in Instrument No. 20170612-0058761, 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 134 Alton Road, 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 9th day of June, 2017.

Alex P. Guyton by Helen M. Guyton Attorney-in-Fact Helen M. Guyton

Alex P. Guyton by Helen M. Guyton, Attorney-in-Fact Helen M. Guyton

State of Tennessee

County of Davidson

On this 9th day of June, 2017, before me the undersigned authority, personally appeared **Helen M. Guyton,** 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.

My Commission Expires:

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

Notary

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, **Helen M. Guyton** 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 **Alex P. Guyton,** 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 9th day of June, 2017.

My Commission Expires:

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

Notary

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: $640,000.00.

Affiant

Sworn and subscribed before me this 9th day of June, 2017.

Notary

My Commission Expires:

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

EXHIBIT "A"

To
Warranty Deed

FROM: Alex P. Guyton and Helen M. Guyton

TO: William N. Frank and Jennifer M. Frank

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.

Helen M. Guyton, Affiant

Sworn to and subscribed before me this 9th day of June, 2017.

Notary Public

My Commission Expires: _____

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