File Box 8

dPREPARED 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:T20170051313 DEEDWARR
Recvd: 06/15/17 14:27 3 pgs
Fees:18.00 Taxes:1998.00
20170615-0060283

W & I Ref: (RF) Title No.: 58861

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
E.L. Construction, LLC 102 LaSalle Ct. Nashville, TN 37205	New Owner

TAX MAP PARCEL NUMBERS: 11504007800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$540,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Charles Andrew Jones and Kay S. Jones, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **E.L. Construction, LLC**, 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. 161 on the Plan of Hillwood Estates, Section Nine Part One of record in Book 2331, page 27, Register's Office for said County. Said Lot No. 161 fronts 180 feet on the northeasterly margin of Darden Place and extends back 356.2 feet on the northwesterly line and 355.5 feet on the southeasterly line to a broken line in the rear, measuring 180.50 feet thereon.

Being the same property conveyed to Charles Andrew Jones and spouse, Kay S. Jones by Warranty Deed from Maurice William Pinson, Jr. , unmarried, dated September 30, 1998 and recorded on October 5, 198 of record in Book 11141, page 450, Register's Office for Davidson County, Tennessee.

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 2331, page 27, said Register's Office, which Plan shows a 100 foot minimum building setback line from Darden Place, and a 10 foot easement for public utility purposes along the broken rear line of said lot.

This instrument is executed on behalf of Kay S. Jones by Charles Andrew Jones pursuant to a Power of Attorney executed by her on the 9th day of June, 2017, of record in Instrument No. 20170615-0060282, 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 720 Darden Place, 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 14th day of June, 2017.

Charles Andrew Jones

Kay S. Jones by Charles Andrew Jones, Attorney-in-Fact

Charles Andrew Jones

Kay S. Jones by Charles Andrew Jones, Attorney-in-Fact

State of Tennessee

County of Davidson

On this 14th day of June, 2017, before me the undersigned authority, personally appeared **Charles Andrew Jones**, 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, **Charles Andrew Jones** 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 **Kay S. Jones**, 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 14th 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: $540,000.00.

Affiant

Sworn and subscribed before me this 14th day of June, 2017.

My Commission Expires:

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

Notary

EXHIBIT "A"
To
Warranty Deed

FROM: Charles Andrew Jones and Kay S. Jones

TO: E.L. Construction, LLC

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.

Charles Andrew Jones, Affiant

Sworn to and subscribed before me this 14th 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