File Box 8

BILL GARRETT, Davidson County
Trans:T20170051706 DEEDWARR
Recvd: 06/16/17 13:30 3 pgs
Fees:18.00 Taxes:2766.52
20170616-0060756

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)

W & I Ref: (DM) Title No.: 58968

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Cook Wylly Mary Brette Wylly 3013 New Natchez Trace Nashville, TN 37215	NEW OWNER

TAX MAP PARCEL NUMBERS: 11702006300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$747,707.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Richard Jeptha Lancaster and Chelsey Mattia Lancaster,husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Cook Wylly and Mary Brette Wylly, 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. 7 Block 5 on the Plan of Development of Stokes Tract of record in Book 974, page 24, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Richard Jeptha Lancaster and Chelsey Mattia Lancaster, husband and wife, by Warranty Deed from Wesley M. Vause and William L. Wright, Jr., as joint tenants with rights of survivorship, dated Jun 10, 2016 and recorded on June 14, 2016 of record in Instrument No. 20160614-0059998, 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; All Matters on the Plan, with Owner's Certificate, of record in Book 974, page 24, said Register's Office.

This instrument is executed on behalf of Richard Jeptha Lancaster by Chelsey Mattia Lancaster pursuant to a Power of Attorney executed by him on the 6th day of June, 2017, of record in Instrument No. 20170616-0060755, 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 3013 New Natchez Trace, 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 15th day of June, 2017

Richard Jeptha Lancaster by Chelsey Mattia Lancaster

Richard Jeptha Lancaster by Chelsey Mattia Lancaster, Attorney-In-Fact

Chelsey Mattia Lancaster

Chelsey Mattia Lancaster

State of Tennessee

County of Davidson

On this 15th day of June, 2017, before me the undersigned authority, personally appeared **Chelsey Mattia Lancaster**, 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, **Chelsey Mattia Lancaster** 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 **Richard Jeptha Lancaster**, 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 15th day of June, 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: $747,707.00.

Affiant

Sworn and subscribed before me this 15th day of June, 2017.

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

Notary

My Commission Expires

EXHIBIT "A"

To
Warranty Deed

FROM: Richard Jeptha Lancaster and Chelsey Mattia Lancaster

TO: Cook Wylly and Mary Brette Wylly

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.

Chelsey Mattia Lancaster

Chelsey Mattia Lancaster, Affiant

Sworn to and subscribed before me this 15th 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