PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
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Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20170052218 DEEDWARR
Recvd: 06/19/17 14:00 3 pgs
Fees:18.00 Taxes:1374.55
20170619-0061353

W & I Ref: (RF) Title No.: 59038

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Jeremy R. Hillard Abigail E. Hillard 5384 Trousdale Drive Nashville, TN 37220	new owner

TAX MAP PARCEL NUMBERS: 16008002100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$371,500.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Louis E. Brockman and Mary Gale Brockman Revocable Living Trust, dated April 1, 2011**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jeremy R. Hillard and Abigail E. Hillard,** husband **and wife as joint tenants,** 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. 13 on the Plan of Broadwell Acres of record in Book 2663, page 118, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Louis E. Brockman and wife, Mary B. Brockman by Warranty Deed from R.T. Blanks and wife, Mildred Blanks, dated April 22, 1960 and recorded on April 25, 1960 of record in Bok 3067, page 543, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated April 1, 2011 recorded on April 4, 2011, of record in Instrument No. 20110404-0025445, said Register's Office. Subject property was conveyed to The Louis E. and Mary Gale Brockman Revocable Living Trust, dated April 1, 2011, Louis E. or Mary Gale Brockman, Trustees. The said Louis E. Brockman has since died. By Certification of Trust of record in Instrument No. 20110404-0025444, said Register's Office. Mary Gale Brockman was designated as surviving grantor.

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 2663, page 118, said Register's Office, to which plan reference is hereby made for a more complete description.

This instrument is executed on behalf of Mary Gale Brockman by Teresa Gale Brockman pursuant to a Power of Attorney executed by her on the 22nd day of May, 2017, of record in Instrument No. 20170619-0061352, 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 5384 Trousdale Drive, Nashville, TN 37220

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 13th day of June, 2017.

Mary Gale Brockman, Trustee by Teresa Gale Brockman, Attorney-in-Fact

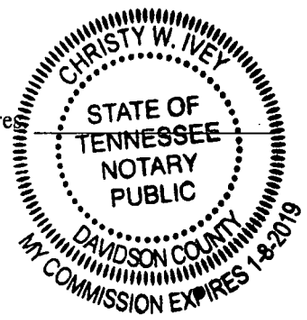
Mary Gale Brockman, Trustee by Teresa Gale Brockman, Attorney-in-Fact

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, **Teresa Gale Brockman** 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 **Mary Gale Brockman**, 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 13th day of June, 2017.



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: $371,500.00.

Affiant

Sworn and subscribed before me this 13th day of June, 2017.

Notary

My Commission Expires: 6/19/18

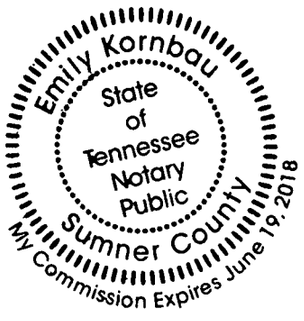


EXHIBIT "A"
To
Warranty Deed

FROM: Louis E. Brockman and Mary Gale Brockman Revocable Living Trust, dated April 1, 2011

TO: Jeremy R. Hillard and Abigail E. Hillard

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.

Teresa Gale Brockman, Affiant
Teresa Gale Brockman, Affiant

Sworn to and subscribed before me this 13th 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