PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
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Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20170056582 DEEDWARR
Recvd: 07/03/17 10:06 4 pgs
Fees:23.00 Taxes:1831.50
20170703-0066591

W & I Ref: (DM) Title No.: 59015

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Stacy Whitlow Jonathan Boggs 333 Beechwood Drive Burns, TN 37029	Stacy Whitlow Jonathan Boggs 333 Beechwood Drive Burns, TN 37029

TAX MAP PARCEL NUMBERS: 37-13.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$495,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Harris A. Gilbert, Charles Gilbert, Jr., and Charles Henry Gilbert**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Stacy Whitlow and Jonathan Boggs** 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:**

See Attached "A" Legal Description

Being part of the same property in which a 1/2 undivided interest was conveyed to Frances Garfinkle and a 1/2 undivided interest to Harris A. Gilbert, Trustee, by deed from Leon Gilbert, Elkin Garfinkle and Elkin Garfinkle, Trustee, dated June 19, 1959, and of record in Deed Book 2921, page 581, in the Register's Office of Davidson County, Tennessee. Also being part of the same property in which the 1/2 undivided interest of Elkin Garfinkle, Juliet Averbush, Miriam Silber and Doris Silber as devisees under the Will of Frances Garfinkle, deceased, was conveyed to Harris A. Gilbert, Charles Gilbert, Jr., and Pauline Gilbert, by Warranty Deed dated July 30, 1977, and recorded on August 3, 1977 of record in Book 5179, page 528, Register's Office for Davidson County, Tennessee. Also being part of the same property in which the interest of Pauline Gilbert Baker, also known as Pauline Gilbert was conveyed to Charles Henry Gilbert by Quitclaim Deed dated August 6, 2015 and recorded on August 24, 2015 of record in Instrument No. 20150824-0085345, 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; Subject to Green Belt Roll Back Taxes as may be due by Reason of the proposed conveyance. Grantee will be responsible for any Green Belt Roll Back Taxes assessed to said property.

This instrument is executed on behalf of Harris A. Gilbert, Charles Gilbert, Jr., and Charles Henry Gilbert by Charles Gilbert, Jr. pursuant to a Power of Attorney executed by him on the 22nd day of May, 2017, of record in Instrument No. 20170703-0066590, 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 unimproved property, known as Little Marrowbone Road, Ashland City, TN 37015

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 29th day of June, 2017

Harris A. Gilbert

Charles Gilbert, Jr.

Charles Henry Gilbert by Charles Gilbert, Jr., Attorney-In-Fact

GREGORY POLZIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

State of Tennessee

County of Davidson

On this 29th day of June, 2017, before me the undersigned authority, personally appeared **Harris A. Gilbert and Charles Gilbert, Jr.,** 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.

Notary

My Commission Expires: 11/3/2020

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 Gilbert, Jr.** 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 **Charles Henry Gilbert**, 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 29th day of June, 2017.

Notary

My Commission Expires: 11/3/2020

GREGORY POLZIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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: $495,000.00.

Affiant

Sworn and subscribed before me this 29th day of June, 2017.

Notary

My Commission Expires: 11/3/2020

GREGORY POLZIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

EXHIBIT "A"

To

Warranty Deed

FROM: Harris A. Gilbert, Charles Gilbert, Jr., and Charles Henry Gilbert

TO: Stacy Whitlow and Jonathan Boggs

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 Gilbert, Jr., Affiant

Sworn to and subscribed before me this 29th day of June, 2017.

Notary Public

My Commission Expires: 11/3/2020

GREGORY POLZIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Exhibit A

A tract of land in the 14th Civil District of Davidson County, Tennessee, being known as the Sam Demonbreun tract, and more particularly described by metes and bounds, according to survey made by John Marshall Setters, as follows:
Beginning at the center of Little Marrowbone Road at Ballard Hollow in Eva Winters' west line; thence south 65 degrees east 2 poles, north 35 degrees east 29 poles, north 2 degrees west 14 poles, north 17__, north 25 degrees west 22.6 poles, north 15 degrees west 11.4 poles, north 12 degrees west 16 poles, north 20 degrees west 12.36 poles, north 28 degrees west 5.1 poles, north 43 degrees west 2.16 poles, north 57 degrees west 29 poles, north 45½ degrees west 7 poles, north 30 degrees west 3.6 poles, north 45 degrees west 26 poles believed to be Tanley's corner; thence with Tanley's line north 31 degrees west 8.6 poles, north 34 degrees west 6.7 poles, north 21½ degrees west 5 poles, north 7 degrees west 11 poles, north 2 degrees east 11 poles, north 16 degrees east 14 poles, north 9 poles to the center of Ridge Road; thence with Ridge Road north 74 degrees west 21 poles; south 83 degrees west 8 poles, south 37 degrees west 21.3 poles, south 49 degrees west 7 poles, south 57 degrees west 6 poles, north 83 degrees west 6 poles, north 64½ degrees west 15 poles, south 26 degrees west 53.6 poles, north 87 degrees west 36 poles, south 29 degrees west 17 poles, south 5 degrees east 17 poles, south 44 degrees west 12 poles, north 82 degrees west 28 poles, north 72 degrees west 37 poles, south 73 degrees west 7.6 poles to Clarence Hall's northwest corner; thence with Clarence Hall's east boundary line south 35 degrees east 13¼ poles to a hickory, south 23 degrees east 8.5 poles, south 34½ degrees east 15.15 poles south 3 degrees east 18.8 poles, south 45 degrees east 12.12 poles, south 30 degrees east 2.6 poles, south 84 degrees east 6.06 poles; south 63 degrees east 12.12 poles, south 37½ degrees east 4 poles, south 57½ degrees east 18.18 poles, south 15 degrees east 8.8 poles, south 20 degrees east 12.12 poles, /south 53 degrees east 9 poles, south 29 degrees east 15.5 poles, south 36 degrees east 11.2 poles, south 20 degrees east 21.2 poles to a stake in a hollow; thence south 87 degrees east 56 poles to a stake on a ridge; thence south 3 degrees west 21 poles to Una Fresley's line; thence with Una Fresley's line north 73.45 degrees east 112.5 poles to the beginning, containing 279 acres, more or less.

/south 33½° east 12.12 poles,