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:T20170072573 DEEDWARR
Recvd: 08/22/17 09:17 3 pgs
Fees:18.00 Taxes:1036.00
20170822-0085941

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

W & I Ref: (DM) Title No.: 59122

Dav. Co. File: Box 8

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Jordan Williams<br>2108 Dearborn Drive<br>Nashville, Tennessee 37214 | new owner |

**TAX MAP PARCEL NUMBERS:** 09501000700

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$280,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **William K. Robbins, Alethea N. Robbins, Chana K. Robbins, and Nancy A. Robbins**, hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Jordan L. Williams**, unmarried 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. 80 on the Map of Donelson Hills of record in Book 2331, pages 22 and 23, Register's Office for said County.

Said Lot No. 80 fronts 138.05 feet on the southwesterly margin of Dearborn Drive and extends back 201.3 feet on the northwesterly line and 164.4 feet on the southeasterly line to a broken line in the rear, measuring 189 feet thereon.

Being the same property conveyed to William K. Robbins and spouse, Alethea N. Robbins as to a one-half interest and Chana K. Robbins and spouse, Nancy A. Robbins, as to a one-half interest by Warranty Deed from Charles McNish, Trustee of the Charles O. McNish and Sarah H. McNish Joint Revocable Living Trust u/a/d 12/12/93 dated March 29, 2013, recorded April 3, 2013, of record in Inst. No. 20130403-0032898, 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, pages 22 and 23, said Register's Office, which Plan shows a 35 foot minimum building setback line from Dearborn Drive, and 20 foot easement for public utility purposes along the rear line of said lot.

This instrument is executed on behalf of Chana K. Robbins and Nancy A. Robbins by William K. Robbins pursuant to a Power of Attorney executed by her/him/them on the 14th day of July, 2017, of record in Instrument No. 20170822-0085940, 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 2108 Dearborn Drive, Nashville, TN 37214**

**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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-VRES-17-2108

**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 18th day of August, 2017.

**William K. Robbins**

**Alethea N. Robbins**

**Chana K. Robbins by William K. Robbins, Attorney-in-Fact**

Attorney in fact

**Nancy A. Robbins by William K. Robbins Attorney-in-Fact**

Attorney in fact

**State of** Tennessee

**County of** Davidson

On this 18th day of August, 2017, before me the undersigned authority, personally appeared **William K. Robbins and Alethea N. Robbins**, 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, **William K. Robbins** 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 **Chana K. Robbins and Nancy A. Robbins**, 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 18th day of August, 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: $280,000.00.

Affiant

Sworn and subscribed before me this 18th day of August, 2017.

Notary

My Commission Expires: 07/06/20

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

# EXHIBIT "A"

**To**

**Warranty Deed**

**FROM: William K. Robbins, Alethea N. Robbins, Chana K. Robbins, and Nancy A. Robbins**

**TO: Jordan Williams**

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.

**William K. Robbins, Affiant**

Sworn to and subscribed before me this 18th day of August, 2017.

Notary Public

My Commission Expires: _____

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