PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20170077369 DEEDWARR
Recvd: 09/05/17 10:43 3 pgs
Fees:18.00 Taxes:1276.50
20170905-0090868

W & I Ref: (RF) Title No.: 59190

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Andrea G. Cooper 419 Belle Pointe Drive Nashville, TN 37221	Peoples Home Equity 170 N. Seven Oaks Dr. Knoxville, TN 37922

TAX MAP PARCEL NUMBERS: 142100B01000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$345,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Hung Yi Lee and Liang Yu Chen, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Andrea G. Cooper, an unmarried woman**, 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. 10 on the Plan of Belle Pointe, Phase One, of record in Plat Book 6250, Pages 500 and 501, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Hung Yi Lee and Liang Yu Chen by Special Warranty Deed from Regions Bank, an Alabama Banking Corporation, dated July 23, 2009 and recorded on July 29, 2009 of record in Instrument No. 20090729-0071135, 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; The Plan, with Owner's Certificate, of record in Book 6250, pages 500 and 501, said Register's Office, to which plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 6689, page 772; Book 6702, page 409; Book 6774, page 774; Book 6862, page 292; Book 7409, page 224; Book 7851, page 215; Book 8016, page 858; Book 9319, page 443; Instrument No. 20020130-0013252, Instrument No. 20051027-0130021, Instrument No. 20141202-0110210, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This instrument is executed on behalf of Liang Yu Chen by Hung Yi Lee pursuant to a Power of Attorney executed by her on the 22nd day of August, 2017, of record in Instrument No. 20170905-0090867, 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 419 Belle Pointe Drive, Nashville, TN 37221

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 1st day of September, 2017.

Hung Yi Lee

Hung Yi Lee

Liang Yu Chen by Hung Yi Lee, Attorney in Fact.

Liang Yu Chen by Hung Yi Lee,
Attorney-in-Fact

State of Tennessee

County of Davidson

On this 1st day of September, 2017, before me the undersigned authority, personally appeared **Hung Yi Lee**, 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, **Hung Yi Lee** 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 **Liang Yu Chen**, 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 1st day of September, 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 consideration or value, whichever is greater, for this transfer is: $345,000.00.

Elaine Williamson

Affiant

Sworn and subscribed before me this 1st day of September, 2017.

Notary

My Commission Expires: 1/29/2020

TINA HAWKINS
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY

EXHIBIT "A"

To

Warranty Deed

FROM: Hung Yi Lee and Liang Yu Chen

TO: Andrea G. Cooper

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.

Hung Yi Lee, Affiant

Sworn to and subscribed before me this 1st day of September, 2017.

Notary Public

My Commission Expires: _____

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