Bill Garrett Davidson County
Batch# 930 DEEDWARR
09/14/2017 02:30:54 PM 3 pgs
Fees: $18.00 Taxes: $462.50
20170914-0094137

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

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

W & I Ref: (RF) Title No.: 59180

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
John W. Denmark 5447 Hickory Park Drive Antioch, TN 37013	loanDepot.com, LLC ISAOA/ATIMA 26642 Towne Centre Drive Foothill Ranch, CA 92610

TAX MAP PARCEL NUMBERS: 17304000600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$125,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Rickey L. Alexander and Don Alexander, heirs-at-law of Ralph Ervin Alexander and Rickey L. Alexander, Administrator of the Estate of Ralph Ervin Alexander**, hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **John W. Denmark** 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. 71-A on the Plan of Zone Lot Division Lots 71, 72, 73, and 74 Hickory Park Villas Section 3 of record in Book 5200, page 604, amended in Book 6250, page 812, Register's Office for said County to which Plan reference is made for a complete description.

Being the same property conveyed to Ralph Alexander by Special Warranty deed form SunTrust Bank, dated August 13, 2007 and recorded on August 17, 2007 of record in Instrument No. 20070817-0098576, Register's Office for Davidson County, Tennessee. The said Ralph Alexander has since died. By Affidavit of Heirship recorded prior hereto and simultaneously herewith Rickey L. Alexander and Don Alexander were established as the heirs at law of Ralph Ervin Alexander. Letters of Administration were issued to Rickey L. Alexander in Docket No. 17P1172, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

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 5200, page 604, and amended in Book 6250, page 812, said Register's Office, which Plan shows a 20, foot minimum building setback line from Hickory Park Drive, and 20 foot easement for public utility and drainage purposes along the center portion of said Lot, together with an 8 inch sewer line lying therein, and a 5 by 25 foot utility anchor easement located on the front line of said Lot; Restrictions of record in Book 6815, page 800, said Register's Office.

This instrument is executed on behalf of Don Alexander by Rickey L. Alexander pursuant to a Power of Attorney executed by her/him/them on the _____ day of _____, _____, of record in Instrument No 20170914-0094136, Register's Office for _____, 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 5447 Hickory Park Drive, Antioch, TN 37013

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 14th day of September, 2017

Rickey L. Alexander, individually and as Administrator of the Estate of Ralph Ervin Alexander

Don Alexander by Rickey L. Alexander, Attorney-in-Fact

State of Tennessee

County of Davidson

On this 14th day of September, 2017, before me the undersigned authority, personally appeared **Rickey L. Alexander**, 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.

GREGORY POLZIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 11/3/2020

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, **Rickey L. Alexander** 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 **Don Alexander**, 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 14th day of September, 2017.

GREGORY POLZIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 11/3/2020

Notary

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: $125,000.00.

Affiant

Sworn and subscribed before me this 14th day of September, 2017.

GREGORY POLZIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 11/3/2020

Notary

EXHIBIT "A"

To
Warranty Deed

FROM: Rickey L. Alexander and Don Alexander

TO: John W. Denmark

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.

Rickey L. Alexander, Affiant

Sworn to and subscribed before me this 14th day of September, 2017.

Notary Public

My Commission Expires: 11/3/2020

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY