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

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-39873

Bill Garrett Davidson County
Batch# 5714 **DEEDWARR**
09/28/2017 02:22:01 PM 3 pgs
Fees: $18.00 Taxes: $1,369.00



20170928-0099492

Christy Wilkins Ivey *Percy Wilkins, Jr. (1933-2017)*

W & I Ref: (RF) Title No.: 59204

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Joshua T. Courtney Andrea K. Whitlock 949 Cahal Avenue Nashville, Tennessee 37206	New Owner

TAX MAP PARCEL NUMBERS: 07213004900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$370,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned , **Avery W. Brandes, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Andrea K. Whitlock and Joshua T. Courtney, a married couple,** 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. 23 on the Plan of Irvington of record in Book 843, page 60, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Avery W. Brandes, a single man by Warranty Deed from John T. Wasky and Carolyn P. Wasky, husband and wife, dated July 25, 2014 and recorded on July 31, 2014 of record in Instrument No. 20140731-0068437, 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; All Matters Shown on The Plan, with Owner's Certificate, of record in Book 843, page 60, said Register's Office; Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 4178, page 103, said Register's Office.

This instrument is executed on behalf of Avery W. Brandes by John S. Hicks, Jr. pursuant to a Power of Attorney executed by her/him/them on the 22 day of September, 2017, of record in Instrument No. 20170928-0099491, 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 949 Cahal Avenue, Nashville, TN 37206

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 26th day of September, 2017.

Avery W. Brandes by John S. Hicks, Jr. Attorney in Fact.

Avery W. Brandes by John S. Hicks, Jr.,
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, **John S. Hicks, 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 **Avery W. Brandes**, 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 26th day of September, 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: $370,000.00.

Affiant

Sworn and subscribed before me this 26th day of September, 2017.

Notary

My Commission Expires: 10/31/2020

TONJA BARRON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

EXHIBIT "A"

To
Warranty Deed

FROM: Avery W. Brandes

TO: Joshua T. Courtney and Andrea K. Whitlock

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.

John S. Hicks, Jr., Affiant

Sworn to and subscribed before me this 26th 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