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
Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

Bill Garrett Davidson County
Batch# 16870 DEEDWARR
10/23/2017 02:30:59 PM 3 pgs
Fees: $18.00 Taxes: $1,191.40
20171023-0108458

W & I Ref: (DM) Title No.: 59236

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Diane Stevens 6417 Sugar Maple Lane Nashville, TN 37221	Legacy Home Loans LLC 8119 Isabella Lane, Ste 105 Brentwood, TN 37027

TAX MAP PARCEL NUMBERS: 155080B00400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$322,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Wayne Shuplock and Jacqueline M. Shuplock, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Diane Stevens and Patrick Stevens, wife and husband,** 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. 4 on the Plan of South Colony at Riverbend, Phase 1 of record in Book 6900, page 271, Register's Office for said county, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Wayne Shuplock and Jacqueline M. Shuplock, husband and wife by Warranty Deed from Jo C. Littlejohn and Mark Edward Littlejohn, wife and husband, dated June 4, 2012 and recorded on June 11, 2012 of record in Instrument No. 20120611-0050559, 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 6900, page 271, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 7199, page 119, Book 7781, page 645, Book 9792, page 20, Book 9792, page 24, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars. Charter of the South Colony at River Bend Homeowner's Association of record in Book 8748, page 816, said Register's Office.

This instrument is executed on behalf of Jacqueline M. Shuplock by Wayne Shuplock pursuant to a Power of Attorney executed by her on the 13th day of October, 2017, of record in Instrument No. 20171023-0108457, 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 6417 Sugar Maple Lane, 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 19th day of October, 2017.

Wayne Shuplock

Jacqueline M. Shuplock by Wayne Shuplock, Attorney-In-Fact

Attorney in Fact

State of Tennessee

County of Davidson

On this 19th day of October, 2017, before me the undersigned authority, personally appeared **Wayne Shuplock**, 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:

DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018

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, **Wayne Shuplock** 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 **Jacqueline M. Shuplock**, 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 19th day of October, 2017.

Notary

My Commission Expires:

DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018

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: $322,000.00.

Affiant

Sworn and subscribed before me this 19th day of October, 2017.

Notary

My Commission Expires:

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

EXHIBIT "A"
To
Warranty Deed

FROM: Wayne Shuplock and Jacqueline M. Shuplock

TO: Diane Stevens and Patrick Stevens

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.

Wayne Shuplock, Affiant

Sworn to and subscribed before me this 19th day of October, 2017.

Notary Public

My Commission Expires: _____

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018