File Box 2

Bill Garrett Davidson County
Batch# 24467 DEEDWARR
11/09/2017 02:22:21 PM 3 pgs
Fees: $18.00 Taxes: $2,356.90
20171109-0115637

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)*

W & I Ref: (DM) Title No.: 59276

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Patrick Edward Wykeham Spiller Ann Hannah Spiller 1902 Beechwood Avenue Nashville, TN 37212	F&M Mortgage 2021 Richard Jones Road, Ste 200 Nashville 37215

TAX MAP PARCEL NUMBERS: 10416017600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$637,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Dale C. Farran, Trustee of the Dale C. Farran Revocable Trust**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Ann Hannah Spiller and Patrick Edward Wykeham Spiller, 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 the easterly one-half of Lot No. 216 in Belmont Land Company's Plan of record in Book 421, page 34, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said half of lot fronts 50 feet along the northerly side of Beechwood Avenue and extends back 185.7 feet along the westerly side and 186.3 feet along the easterly side to a dead line measuring 50 feet thereon.

Being the same property conveyed to Dale C. Farran and husband, Christopher C. Farran, by Warranty Deed from Joseph Edward Maxwell and wife, Juliana Jane Hammond Maxwell dated May 23, 1997 and recorded on May 27, 1997, of record in Book 10467, page 743, in the amount of $203,000.00, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated May 11, 2012, recorded May 15, 2012, of record in Inst. No. 20120515-0041926, said Register's Office, subject property was conveyed to Dale C. Farran, Trustee of the Dale C. Farran Revocable Trust dated May 9, 2012.

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 2018, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 421, page 34, said Register's Office.

This instrument is executed on behalf of Dale C. Farran, Trustee of the Dale C. Farran Revocable Trust by John Gillmor pursuant to a Power of Attorney executed by her on the 24th day of October, 2017, of record in Instrument No. 20171109-0115636 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 1902 Beechwood Ave., Nashville, TN 37212

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 6th day of November, 2017

Dale C. Farran, Trustee of the Dale C. Farran Revocable Trust
By:
Dale C. Farran, Trustee of the Dale C. Farran Revocable Trust
John Gillmor, 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 Gillmor** 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 **Dale C. Farran, Trustee of the Dale C. Farran Revocable Trust**, 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 6th day of November, 2017.

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

My Commission Expires: _____ 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: $637,000.00.

Affiant

Sworn and subscribed before me this 6th day of November, 2017.

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

My Commission Expires: _____ Notary _____

EXHIBIT "A"

To

Warranty Deed

FROM: Dale C. Farran, Trustee of the Dale C. Farran Revocable Trust

TO: Patrick Edward Wykeham Spiller and Ann Hannah Spiller

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 Gilmor, Affiant

Sworn to and subscribed before me this 6th day of November, 2017.

Notary Public

My Commission Expires: _____

