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# 25061 DEEDWARR
11/13/2017 01:20:08 PM 3 pgs
Fees: $18.00 Taxes: $2,682.50
20171113-0116337

W & I Ref: (DM) Title No.: 59293

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Everett Cameron Wells Lindsay Mayfield Wells 130 Prospect Hill Nashville, TN 37205	Branch Banking & Trust Company 223 W Nash Street Wilson, N.C. 27893

TAX MAP PARCEL NUMBERS: 116080F13000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$725,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Carol R. Reed Thornton, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Everett Cameron Wells and Lindsay Mayfield Wells, husband and wife,** 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:**

A certain building site (lot) identified as No. 130, as shown on the Revised Plan of Sugartree, Phase 3, of record in Deed Book 5050, pages 67-71, as amended in Book 5169, page 426; Book 5191, page 412; Book 5222, page 468 and Book 5238, page 93, Register's Office for Davidson County, Tennessee, and all improvements thereon..

Being the same property conveyed to Carol R. Reed by Warranty Deed from Dianne B. Wild dated August 17, 2004 and recorded on August 18, 2004, of record in Inst. No. 20040818-0099968, Register's Office for Davidson County, Tennessee. Carol R. Reed is now known as Carol R. Reed Thornton.

Louis W. Thornton, spouse of Carol R. Reed Thornton, joins in execution of this instrument solely to convey any marital interest he may have in the subject property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2018, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Plat Book 5050, page 67-71, as amended in Book 5121, page 89, Book 5162, page 632, Book 5169, page 426, Book 5186, page 958, Book 5191, page 412, Book 5222, page 468, and Book 5238, page 93, said Register's Office; The Declaration of Covenants, Conditions and Restrictions of record in Book 4857, page 157, Book 4911, page 356, Book 4996, page 126, Book 5003, page 688, Book 5087, page 220, Book 5152, page 401, Book 55514, page 138, Book 11758, page 466, Inst. No. 20170522-0050870 Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; Charter of the Sugartree Homeowners Association, Inc. of record in Book 5683, page 670, said Register's Office.

This instrument is executed on behalf of Louis W. Thornton by Carol R. Reed Thornton pursuant to a Power of Attorney executed by him on the 31st day of October, 2017, of record in Instrument No. 20171113-0116336 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 130 Prospect Hill, Nashville, TN 37205

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 8th day of November, 2017.

Louis W. Thornton by Carol R. Reed Thornton Attorney-In-Fact

Carol R. Reed Thornton

Carol R. Reed Thornton

Louis W. Thornton by Carol R. Reed Thornton, Attorney-In-Fact

State of Tennessee

County of Davidson

On this 8th day of November, 2017, before me the undersigned authority, personally appeared **Carol R. Reed Thornton,** 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, **Carol R. Reed Thornton** 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 **Louis W. Thornton**, 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 8th day of November, 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 consider or value, whichever is greater, for this transfer is: $725,000.00.

Agent

Affiant

Sworn and subscribed before me this 8th day of November, 2017.

Cynthia L. Cruze

Notary

My Commission Expires: 2/4/18

CYNTHIA L. CRUZE STATE OF TENNESSEE NOTARY PUBLIC KNOX COUNTY

EXHIBIT "A"

To
Warranty Deed

FROM: Carol R. Reed Thornton

TO: Everett Cameron Wells and Lindsay Mayfield Wells

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.

Carol R. Reed Thornton

Carol R. Reed Thornton, Affiant

Sworn to and subscribed before me this 8th day of November, 2017.

Notary Public

My Commission Expires: _____

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