File Box 8

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

Bill Garrett Davidson County
Batch# 54265 DEEDWARR
02/02/2018 02:39:11 PM 3 pgs
Fees: $18.00 Taxes: $2,497.50



20180202-0010954

Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 59370

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Elliott Gabriel Smith Sara Darby Smith 114 Bellebrook Circle Nashville, TN 37205	Elliott Gabriel Smith Sara Darby Smith 114 Bellebrook Circle Nashville, TN. 37205

TAX MAP PARCEL NUMBERS: 130050A01400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$675,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Annette Dickenson Pappas, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Elliott Gabriel Smith and Sara Darby Smith, 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:**

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Bellebrook of record in Book 5200, page 442 amended by Book 5982, page 32 and by Surveyors Certificate of Correction of record in Book 6087, page 957 and Book 6941, page 122 and amended in Instrument No. 20041230-0154555, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Theodore G. Pappas and wife, Annette D. Pappas by Warranty Deed from James I. Vance Berry, Trustee, dated December 30, 1983 and recorded on December 30, 1983 of record in Book 6205, page 858, Register's Office for Davidson County, Tennessee. The said Theodore G. Pappas has since died.

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

This conveyance is subject to: Taxes for 2018, and subsequent years; The Plan, with Owner's Certificate, of record in Book 5200, page 442, amended by Book 5982, page 32 and Surveyors Certificate of Correction of record in Book 6087, page 957 and Book 6941, page 122 and amended in Instrument No. 20041230-0154555, said Register's Office, to which plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 5938, page 212 amended in Book 6029, page 807, Book 9438, page 564, Book 9596, page 930 and Instrument No. 20171101-0112260, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars. The survey by Philip E. Holmes, Tennessee Registered Land Surveyor No. 1728 dated January 30, 2018 shows a 15 foot minimum building setback line from Bellebrook Circle, 5 foot minimum building setback lines from the southerly and northeasterly lot lines, 20 foot minimum building setback lines from the westerly and northerly lot lines, a 5 foot public utility and drainage easement along the front lot line, a brick retaining wall along the northeasterly and southerly lot lines, a curved brick wall adjacent to the westerly and northerly lines of said Lot and that the concrete drive encroaches upon the 5 foot public utility and drainage easement along the front line of said Lot.

This instrument is executed on behalf of Annette Dickenson Pappas by Eva P. Cederholm and Jenny P. Breeden, pursuant to a Power of Attorney executed by her on the 12th day of May, 2009, of record in Instrument No. 20180129-0009099, 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 114 Bellebrook Circle, 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 31st day of January, 2018

Annette Dickenson Pappas by Eva P Cederholm, Attorney-In-Fact

Annette Dickenson Pappas by Eva P. Cederholm,
Attorney-In-Fact

Annette Dickenson Pappas by Jenny P. Breeden Attorney-In-Fact

Annette Dickenson Pappas by Jenny P. Breeden,
Attorney-In -Fact

State of Oregon

County of Deschutes

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Eva P. Cederholm** 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 **Annette Dickenson Pappas**, as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at ~~Nashville~~ Bend, Oregon, ~~Tennessee~~, this 31st day of January 2018.

Notary

My Commission Expires: 7-18-2021

OFFICIAL STAMP
JILL SHAFFER
NOTARY PUBLIC-OREGON
COMMISSION NO. 964441
MY COMMISSION EXPIRES JULY 18, 2021

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, **Jenny P. Breeden,** 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 **Annette Dickenson Pappas**, 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 1st day of February 2018, 2018.

Notary

My Commission Expires:

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

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: $675,000.00.

Affiant

Sworn and subscribed before me this 1st day of February, 2018.

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: Annette Dickenson Pappas

TO: Elliott Gabriel Smith and Sara Darby Horrell Smith

State of Oregon
County of Deschutes

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.

Eva P Cederholm
Eva P. Cederholm , Affiant

Sworn to and subscribed before me this 31st day of January, 2018.

Notary Public

My Commission Expires: 7-18-2021

OFFICIAL STAMP
JILL SHAFFER
NOTARY PUBLIC-OREGON
COMMISSION NO. 964441
MY COMMISSION EXPIRES JULY 18, 2021