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. (1933-2017)

Bill Garrett Davidson County
Batch# 70830 DEEDWARR
03/19/2018 02:01:41 PM 3 pgs
Fees: $18.00 Taxes: $4,699.00
20180319-0025772

W & I Ref: (DM) Title No.: 59444

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jeffrey A. Calk Holly M. Calk 608 Enquirer Avenue Nashville, TN 37205	Jeffrey A. Calk Holly M. Calk 608 Enquirer Avenue Nashville, TN 37205

TAX MAP PARCEL NUMBERS: 13002011100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,270,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Joanne Slaymaker, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jeffrey A. Calk and Holly M. Calk, 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 the southerly half of Lot No. 18 and all of Lot No. 19 on the Map of a subdivision of Lot Nos. 19, 20 and 21, Belle Meade Second Plan, as of record in Book 421, page 172, Register's Office for said County.

Said part of Lot No. 18 and all of Lot No. 19 front together 150 feet on the Easterly side of Enquirer Avenue and extends back 295 feet, more or less on the northerly line and 296 feet 3 inches on the southerly line to a dead line, measuring 150 feet thereon.

Being the same property conveyed to H.R. Slaymaker and wife, Joanne Slaymaker by Warranty Deed from Margaret P. Johnson, a widow lady, dated August 21, 1963 of record in Book 3613, page 595, Register's Office for Davidson County, Tennessee. The said H.R. Slaymaker has since died.

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 172, said Register's Office.

This instrument is executed on behalf of Joanne Slaymaker by Emily S. Morrissey and Margaret S. Parker pursuant to a Power of Attorney executed by her on the 19th day of May, 2014, of record in Instrument No. 20180308-0022093, 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 608 Enquirer Avenue, 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: GVRES 18608

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 16th day of March, 2018

Joanne Slaymaker by Emily S. Morrissey, Attorney-In-Fact

Joanne Slaymaker by Margaret S. Parker, 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, **Emily S. Morrissey and Margaret S. Parker,** 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 **Joanne Slaymaker**, 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 16th day of March, 2018.

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 consideration or value, whichever is greater, for this transfer is: $1,270,000.00.

Affiant

Sworn and subscribed before me this 16th day of March, 2018.

Notary

My Commission Expires: 4/6/20

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

EXHIBIT "A"

To

Warranty Deed

FROM: Joanne Slaymaker

TO: Jeffrey A. Calk and Holly M. Calk

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.

Emily S. Morrissey , Affiant

Sworn to and subscribed before me this 16th day of March, 2018.

Notary Public

My Commission Expires: _____

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