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

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

(4)

Percy Wilkins, Jr. (retired)

Bill Garrett Davidson County
Batch# 74691 DEEDWARR
03/29/2018 11:56:40 AM 4 pgs
Fees: $23.00 Taxes: $962.00

20180329-0029447

W & I Ref: (RE) Title No.: 59480

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Richard Bryan 3825 Bedford Ave., Ste. 102 Nashville, TN 37215	New Owner

TAX MAP PARCEL NUMBERS: 10405023600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$260,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Virginia Ann Ercelawn, Aliya Ercelawn Henry, Zeba Alam, and Ayesha Ercelawn**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Richard Bryan** 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 lying in Davidson County, Tennessee, being the westerly 61.0 feet front and the westerly 54.0 feet rear of Lot No. 480 on the Map of Richland Realty Co.'s Division "C" as of record in Book 421, page 31, R.O.D.C., Tennessee and more particularly described according to a survey by R.L. Montoya-Land Surveying, dated September 25, 1978, as follows:

Beginning at an iron pin in the northerly margin of Meadowbrook Avenue said point being 179 feet, more or less, west of the intersection of Meadowbrook Avenue and Craighead Avenue, and the southwest corner of the Judy Charlotte Walker property as of record in Book 4627, page 82, R.O.D.C., Tennessee; thence with the northerly margin of Meadowbrook Avenue with a curve to the right (Radius = 1,319.78 feet) a distance of 61.00 feet to an iron pin, said point being the southeast corner of the Frances Marion Sullivan property as of record in Book 1055, page 20, R.O.D.C., Tennessee; thence leaving the northerly margin of said Avenue with Sullivan's east property line North 2 degrees 57 minutes 26 seconds West 82.11 feet to an iron pin, said point being the southwest corner of the J. H. Story property as of record in Book 2029, page 586, R.O.D.C., Tennessee; thence with Story's south property line North 88 degrees 24 minutes 23 seconds East 54.0 feet to an iron pin, said point being the northwest corner of the Walker property; thence with Walker's West property line South 4 degrees 27 minutes 54 seconds East 103.33 feet to the point of beginning, containing 5,129 Sq. Feet (0.12 Acre) more or less.

Being the same property conveyed to M. M. Ahmed and Aly Ercelawn by Warranty Deed from Walter Bruce Burch and wife, Cindy S. Burch, dated July 31, 1981 and recorded on August 7, 1981 of record in Book 5779, page 896, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated August 6, 2009, recorded August 21, 2009, of record in Instrument No. 20090821-0078915, said Register's Office. Muhammad Manzoor Ahmed conveyed his interest in subject property to Virginia Ann Ercelawn and Zeba Alam. By Quitclaim Deed dated August 6, 2009, recorded August 21, 2009, of record in Instrument No. 20090821-0078916, said Register's Office. Aly Alp Ercelawn conveyed his interest in subject property to Aliya Ercelawn Henry and Ayesha Ercelawn.

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 31, said Register's Office.

This instrument is executed on behalf of Aliya Ercelawn Henry by Virginia Ann Ercelawn pursuant to a Power of Attorney executed by her/him/them on the _____ day of March, 2018, of record in Instrument No. 20180329-0029444, 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 instrument is executed on behalf of Ayesha Ercelawn by Virginia Ann Ercelawn pursuant to a Power of Attorney executed by her/him/them on the _____ day of March, 2018, of record in Instrument No. 20180329-0029445 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 instrument is executed on behalf of Zeba Alam by Virginia Ann Ercelawn pursuant to a Power of Attorney executed by her/him/them on the _____ day of March, 2018, of record in Instrument No. 20180329-0029446, 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 3706 Meadowbrook 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.

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 26th day of March, 2018.

Virginia Ann Ercelawn
Virginia Ann Ercelawn

Aliya Ercelawn Henry by Virginia Ann Ercelawn, Attorney-in-Fact
Aliya Ercelawn Henry by Virginia Ann Ercelawn, Attorney-in-Fact

Ayesha Ercelawn by Virginia Ann Ercelawn, Attorney-in-Fact
Ayesha Ercelawn by Virginia Ann Ercelawn, Attorney-in-Fact Ercelawn, attorney-in-fact

Zeba Alam by Virginia Ann Ercelawn, attorney-in-fact
Zeba Alam by Virginia Ann Ercelawn, Attorney-in-Fact

State of Tennessee

County of Davidson

On this 26th day of March, 2018, before me the undersigned authority, personally appeared **Virginia Ann Ercelawn**, 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, **Virginia Ann Ercelawn** 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 **Aliya Ercelawn Henry**, 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 26th day of March, 2018.

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, **Virginia Ann Ercelawn** 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 **Ayesha Ercelawn**, 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 26th day of March, 2018.



Notary

My Commission Expires:

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, **Virginia Ann Ercelawn** 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 **Zeba Alam**, 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 26th day of March, 2018.



Notary

My Commission Expires:

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: $260,000.00.

Affiant

Sworn and subscribed before me this 26th day of March, 2018.



Notary

My Commission Expires:

EXHIBIT "A"

To
Warranty Deed

FROM: Virginia Ann Ercelawn, Aliya Ercelawn Henry, Zeba Alam, and Ayesha Ercelawn

TO: Richard Bryan

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.

Virginia Ann Ercelawn
Virginia Ann Ercelawn, Affiant

Sworn to and subscribed before me this 26th day of March, 2018.

Notary Public

My Commission Expires:

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