PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

Bill Garrett Davidson County
Batch# 83734 DEEDWARR
04/23/2018 01:43:05 PM 3 pgs
Fees: $18.00 Taxes: $6,978.02
20180423-0038042

W & I Ref: (DM) Title No.: 59498

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
David Blears, Trustee Rita Spitz, Trustee 5118 Annesway Drive Nashville, TN 37205	NEW OWNER

TAX MAP PARCEL NUMBERS: 116020B003300CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,885,950.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Peggy M. Rosenblatt, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **David Blears, Trustee of the David Blears Revocable Trust under agreement dated August 7, 2008, as to a 50 percent interest, and Rita Spitz, Trustee of the Rita Spitz Revocable Trust under agreement dated August 7, 2008, as to a 50 percent interest** 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. 38 on the Plan of Hill Place of record in Book 7900, page 913 and pages 923-932 (at page 926), amended by Scrivenors Certificate of Correction of record in Book 10058, page 112, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Paul A. Rosenblatt and spouse, Peggy M. Rosenblatt by Warranty Deed from Jeffrey L. King and spouse, Teri L. King, dated February 11, 1998 and recorded on February 11, 1998 of record in Book 10791, page 921, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated December 27, 2005, recorded on December 28, 2005 of record in Instrument No. 20051228-0155603, said Register's Office, Paul Allen Rosenblatt, conveyed his interest in subject property to Peggy M. Rosenblatt.

Paul A. Rosenblatt, spouse of Peggy M. Rosenblatt, joins in this conveyance solely to convey any and all marital interest in 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; The Plan, with Owner's Certificate, of record in Book 7900, page 913 and pages 923-932 (at page 926), amended by Scrivenors Certificate of Correction of record in Book 10058, page 112, said Register's Office, which Plan shows a minimum building setback line and easement, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars. Permanent Telecommunications Easement to Sprint Communications Company of record in Instrument No. 20140114-0003778, said Register's Office. The Declaration of Covenants, Conditions and Restrictions of record in Book 9645, page 85, Book 9658, page 19, Book 10872, page 520, Book 11548, page 57, Instrument No. 20010510-0048634, Instrument No. 20000322-0029124, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This instrument is executed on behalf of Paul A. Rosenblatt by Peggy M. Rosenblatt pursuant to a Power of Attorney executed by him on the 3rd day of April, 2018, of record in Instrument No. 20180423-0038041 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 5118 Annesway Drive, 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 20th day of April, 2018

Peggy M. Rosenblatt

Paul A. Rosenblatt by Peggy M. Rosenblatt, Attorney-In-Fact

State of Tennessee

County of Davidson

On this 20th day of April, 2018, before me the undersigned authority, personally appeared **Peggy M. Rosenblatt,** 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, **Peggy M. Rosenblatt** 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 **Paul A. Rosenblatt**, 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 20th day of April, 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 consider or value, whichever is greater, for this transfer is: $1,885,950.00.

Affiant

Sworn and subscribed before me this 20th day of April, 2018.

Notary

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

EXHIBIT "A"
To
Warranty Deed

FROM: Peggy M. Rosenblatt

TO: David Blears, Trustee and Rita Spitz, Trustee

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.

Peggy M. Rosenblatt, Affiant

Sworn to and subscribed before me this 20th day of April, 2018.

Notary Public

My Commission Expires: _____

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