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# 85640 DEEDWARR
04/27/2018 10:28:30 AM 4 pgs
Fees: $23.00 Taxes: $1,979.50
20180427-0039791

W & I Ref: (DM) Title No.: 59602

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Paige Idele Bernick John David Watkins 6608 Fox Hollow Road Nashville 37205	Franklin Synergy Bank 722 Columbia Ave. Franklin, TN 37064

TAX MAP PARCEL NUMBERS: 12906006600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$535,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Pedro Redero and Yolanda Redero, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Paige Idele Bernick and John David Watkins, wife and husband,** 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. 101 on the Plan of West Meade Park, Inc., Section One of record in book 2900, pages 103 and 104, amended in Book 4040, page 440 and book 10565, page 134, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Pedro Redero and spouse, Yolanda Redero by Warranty Deed from Kevin Judd Harnage and spouse, Michelle Renee Cool Harnage, dated March 27, 2003 and recorded on April 2, 2003 of record in Instrument No. 20030402-0043758, Register's Office for Davidson County, Tennessee.

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 2900, pages 103 and 104, said Register's Office, which Plan shows a 130, foot minimum building setback line from Fox Hollow Road, amended in Book 4040, page 440 and Book 10565, page 134, and a 10 foot easement for public utility purposes along the rear line(s) of said lot. And a 8 x 260 foot easement for overhang along the front line of said lot. Easement for the location and maintenance of an existing stone retaining wall of record in Book 1051, page 226, said Register's Office.

This instrument is executed on behalf of Pedro Redero by Yolanda Redero pursuant to a Power of Attorney executed by him on the 19th day of April, 2018, of record in Instrument No. 201804270039790__, 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 6608 Fox Hollow Road, 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 April, 2018

Pedro Redero by Yolanda Redero, Attorney-In-Fact **Yolanda Redero**

State of Tennessee

County of Davidson

On this 26th day of April, 2018, before me the undersigned authority, personally appeared **Yolanda Redero**, 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.

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

My Commission Expires:

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, **Yolanda Redero** 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 **Pedro Redero**, 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 April, 2018.

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

My Commission Expires:

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: $535,000.00.

Affiant

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

Notary

My Commission Expires: January 5, 2020

SHERI ENGEL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

EXHIBIT "A"

To

Warranty Deed

FROM: Pedro Redero and Yolanda Redero

TO: Paige Idele Bernick and John David Watkins

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.

Yolanda Redero, Affiant

Sworn to and subscribed before me this 26th 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

I, Sheri Engel, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to the law.

Sheri Engel
Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 2/25/19

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY