File Box 8

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
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Email

Bill Garrett Davidson County
Batch# 93145 DEEDWARR
05/16/2018 02:35:01 PM 3 pgs
Fees: $18.00 Taxes: $2,216.30
20180516-0046856

Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (RE) Title No.: 59643

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
H. Denny Taylor, Jr. Jennifer Taylor 2113 18th Ave. S. Nashville, TN 37212	New Owner

TAX MAP PARCEL NUMBERS: 10412015700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$599,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Timothy H. Diehl and wife, Sita M. Diehl**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **H. Denny Taylor, Jr. and Jennifer Taylor, 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 one-half Lot 29 on the revised plan of George W. Blair subdivision of Belmont Heights, as of record in Book 332, page 117, Register's Office of Davidson County, Tennessee.

Said southerly one-half of Lot 29 fronts 50 feet on the westerly side of 19th Avenue South and runs back between parallel lines with northerly margin of Bernard Avenue, 189 feet to an alley.

Being the same property conveyed to Timothy H. Diehl and wife, Sita M. Diehl by Warranty Deed from Robert D. Bewley and wife, Helen C. Bewley, dated December 30, 1996 and recorded on January 3, 1997 of record in Book 10309, page 576, 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; All Matters shown on The Plan, with Owner's Certificate, of record in Book 232, page 117, said Register's Office.

This instrument is executed on behalf of Sita M. Diehl by Timothy H. Diehl pursuant to a Power of Attorney executed by her on the 30th day of April, 2018, of record in Instrument No. 20180516-0046855 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 1902 Bernard Avenue, Nashville, TN 37212

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 15th day of May, 2018.

Timothy H. Diehl

Sita M. Diehl by Timothy H. Diehl, Attorney-in-Fact

State of Tennessee

County of Davidson

On this 15th day of May, 2018, before me the undersigned authority, personally appeared **Timothy H. Diehl**, 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, **Timothy H. Diehl** 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 **Sita M. Diehl**, 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 15th day of May, 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: $599,000.00.

Affiant

Sworn and subscribed before me this 15th day of May, 2018.

My Commission Expires:

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

Notary

EXHIBIT "A"

To

Warranty Deed

FROM: Timothy H. Diehl and Sita M. Diehl

TO: H. Denny Taylor, Jr. and Jennifer Taylor

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.

Timothy H. Diehl, Affiant

Sworn to and subscribed before me this 15th day of May, 2018.

Notary Public

My Commission Expires: _____

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