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# 98633 DEEDWARR
05/31/2018 02:35:50 PM 3 pgs
Fees: $18.00 Taxes: $1,998.00
20180531-0051986

W & I Ref: (DM) Title No.: 59819

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Scott Romine Penny Romine 2105 18th Ave. South Nashville, TN 37212	New Owner

TAX MAP PARCEL NUMBERS: 10412021200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$540,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John R. Gibson, Personal Representative under the last Will and Testament of Frances Ragan Gibson and John R. Gibson and Susan Gibson Brown as devisees under the Last Will and Testament of Frances Ragan Gibson,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Scott Romine and Penny Romine, 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 Lot No. 10 on the Plan of Lenox Place of record in book 161, page 171, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Walter C. Gibson and wife, Frances R. Gibson by Warranty Deed from Raymond Y. Thomasson, dated March 15, 1985 and recorded on March 19, 1985, of record in Book 6513, page 30, Register's Office for Davidson County, Tennessee. The said Walter C. Gibson and Frances R. Gibson have since died with Walter C. Gibson predeceasing Frances R. Gibson. The Last Will and Testament of Frances Ragan Gibson of record in Docket No. 17 P-1860 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division devised subject p roperty to John R. Gibson, and Susan Gibson Brown, and appointed the said John R. Gibson as personal representative.

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 161, page 171, said Register's Office.

This instrument is executed on behalf of by John R. Gibson pursuant to a Power of Attorney executed by her on the 31st day of May, 2018, of record in Instrument No. 20180531005 1985, 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 2105 18th Avenue South, 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 31st day of May, 2018

John R. Gibson, Personal Representative under the last Will and Testament of Frances Ragan Gibson

John R. Gibson, Individually

Susan Gibson Brown by John R. Gibson, Attorney-In-Fact

Susan Gibson Brown by John R. Gibson Attorney-in-Fact

State of Tennessee

County of Davidson

On this 31st day of May, 2018, before me the undersigned authority, personally appeared **John R. Gibson,** 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, **John R. Gibson** 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 **Susan Gibson Brown,** 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 31st 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: $540,000.00.

Affiant

Sworn and subscribed before me this 31st 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: John R. Gibson, Personal Representative under the last Will and Testament of Frances Ragan Gibson

TO: Scott Romine

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.

John R. Gibson, Affiant

Sworn to and subscribed before me this 31st 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