File Box 8

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# 100754 DEEDWARR
06/05/2018 02:36:26 PM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20180605-0053882

W & I Ref: (DM) Title No.: 59492

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Karen H. Stevens 12 Foxhall Close Nashville, TN 37215	NEW OWNER

TAX MAP PARCEL NUMBERS: 117090A01200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$600,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Anne C. Boatman, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Karen H. Stevens** 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. 12 on the Plan of Revision of Lot 12 Foxhall Close of record in Book 5210, page 327, Register's Office for said County, to which Plan reference is hereby made for a more complete description.. Together with and subject to Easements for Encroachments of record in Book 5655, page 198 and Book 6576, page 21, said Register's Office.

Being the same property conveyed to Anne C. Boatman by Warranty Deed from Steven A. Riley, Executor of the Estate of Margaret Barry Riley, dated September 8, 2015 and recorded on September 11, 2015 of record in Instrument No. 20150911-0092634, 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 5210, page 327, said Register's Office, which Plan shows a 10 foot minimum building set back line from the 22 foot access easement and easement electrical purposes along the northerly corner of said lot. And a note pertaining to a required fence per restrictions. Easement for encroachment of record in Book 5655, page 198, said Register's Office. Deed of easement for encroachment of record in Book 6576, page 21, said Register's Office. The Declaration of Covenants, Conditions and Restrictions of record in Book 4954, page 586, amended in Book 5832, page 378, Book 5875, page 872, Instrument No. 20150226-0016797, Instrument No. 20171228-0132013, 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 Anne C. Boatman by Timothy M. Cooper pursuant to a Power of Attorney executed by her on the 31st day of May 2018, 2018, of record in Instrument No. 20180605-0053881, 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 12 Foxhall Close, Nashville, TN 37215

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 1st day of June, 2018

Anne C. Boatman by T. M. Cooper Attorney in Fact

Anne C. Boatman by Timothy M. Cooper, Attorney-In-Fact

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 M. Cooper** 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 **Anne C. Boatman**, 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 1st day of June, 2018.

Notary

My Commission Expires:

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

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: $600,000.00.

Affiant

Sworn and subscribed before me this 1st day of June, 2018.

Notary

My Commission Expires:

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

EXHIBIT "A"

To
Warranty Deed

FROM: Anne C. Boatman

TO: Karen H. Stevens

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 M. Cooper, Affiant

Sworn to and subscribed before me this 1st day of June, 2018.

Notary Public

My Commission Expires: _____

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