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# 104631 DEEDWARR
06/14/2018 10:53:01 AM 3 pgs
Fees: $18.00 Taxes: $1,406.00

20180614-0057178

W & I Ref: (DM) Title No.: 59816

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Thomas Vann Waldrop 4702 Idaho Avenue Nashville, TN 37209	NEW PROPERTY OWNER

TAX MAP PARCEL NUMBERS: 10303016600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$380,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jim G. Barrier, married and Lindsay Barrier, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Thomas Vann Waldrop** 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. 603 of Block 29 on the Plan of Charlotte Park Company's First Addition to Nashville of record in Book 57, page 103, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Jim G. Barrier, a married person and Lindsay Barrier, unmarried by Warranty Deed from Frank M. Bowman and wife, Alisa Bowman, dated July 28, 2005 and recorded on August 2, 2005 of record in Instrument No. 20050802-0089994, Register's Office for Davidson County, Tennessee.

Jennifer West Barrier, spouse of Jim G. Barrier, joins in this conveyance solely to convey any and all marital interest she may have 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; All Matters shown on the Plan, with Owner's Certificate, of record in Book 57, page 103, said Register's Office.

This instrument is executed on behalf of Jim G. Barrier by Lindsay Barrier pursuant to a Power of Attorney executed by him on the 1st day of June, 2018, of record in Instrument No. 20180614-0057177, 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 4702 Idaho Avenue, Nashville, TN 37209

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 7th day of June, 2018.

Jim G. Barrier by Lindsay Barrier, Attorney-in-Fact — Lindsay Barrier

Jim G. Barrier by Lindsay Barrier, Attorney-In-Fact **Lindsay Barrier**

Jennifer West Barrier, by Lindsay Barrier, Attorney-in-Fact

Jennifer West Barrier by Lindsay Barrier, Attorney-In-Fact

State of Tennessee

County of Davidson

On this 7th day of June, 2018, before me the undersigned authority, personally appeared **Lindsay Barrier**, 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.

Notary

My Commission Expires:

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

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, **Lindsay Barrier** 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 **Jim G. Barrier and Jennifer West Barrier,** 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 7th day of June, 2018.

Notary

My Commission Expires:

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

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: $380,000.00.

Affiant

Sworn and subscribed before me this 7th day of June, 2018.

Notary

My Commission Expires: Oct 30 2019

April G. Nichols State of Tennessee Notary Public Williamson County

EXHIBIT "A"

To
Warranty Deed

FROM: Jim G. Barrier and Lindsay Barrier

TO: Thomas Vann Waldrop

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.

Lindsay Barrier, Affiant

Lindsay Barrier, Affiant

Sworn to and subscribed before me this 7th day of June, 2018.

Notary Public

My Commission Expires:

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