(2)

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Bill Garrett Davidson County
Batch# 108509 DEEDWARR
06/25/2018 12:53:43 PM 3 pgs
Fees: $18.00 Taxes: $2,404.63
20180625-0061040

W & I Ref: (RE) Title No.: 59782

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Lee Emerson Wheless April Lynn Barnado 1109 Black Cherry Court Nashville, TN 37215	New Owner

TAX MAP PARCEL NUMBERS: 131060H05600CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$649,900.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Joseph Matthew Yancey and Erin Miller Yancey, husband and wife,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Lee Emerson Wheless and April Lynn Barnado, 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. 60 on the Plan of Village of Cherry Glen Phase 3 of record in Book 9700, page 451, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Joseph Matthew Yancey and Erin Miller Yancey, husband and wife by Warranty Deed from William Clifton Duffey, married, dated December 6, 2016 and recorded on December 8, 2016 of record in Instrument No. 20161208-0129096, 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 9700, page 451, said Register's Office, to which plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 6517, page 522, Book 9882, page 739, Book 10594, page 695, Book 11186, page 932, Instrument No. 20011206-0134252, Instrument No. 200002040011736 and Instrument No. 200003240030195, 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 Joseph Matthew Yancey by Erin Miller Yancey pursuant to a Power of Attorney executed by him on the _____ day of June, 2018, of record in Instrument No. 20180625-0061039 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 1109 Black Cherry Court, 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 21st day of June, 2018.

Joseph Matthew Yancey by Erin Miller Yancey attorney in fact

Joseph Matthew Yancey by Erin Miller Yancey, Attorney-in-Fact

Erin Miller Yancey

Erin Miller Yancey

State of Tennessee

County of Davidson

On this 21st day of June, 2018, before me the undersigned authority, personally appeared **Erin Miller Yancey**, 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, **Erin Miller Yancey** 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 **Joseph Matthew Yancey**, 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 21st day of June, 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: $649,900.00.

Stacy B. Alessi

Affiant

Sworn and subscribed before me this 21st day of June, 2018.

Elizabeth Harland Willis

Notary

My Commission Expires: 1-30-22

ELIZABETH HARLAND WILLIS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES: JANUARY 30, 2022

EXHIBIT "A"
To
Warranty Deed

FROM: Joseph Matthew Yancey and Erin Miller Yancey

TO: Lee Emerson Wheless and April Lynn Barnado

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.

Erin Miller Yancey
Erin Miller Yancey, Affiant

Sworn to and subscribed before me this 21st 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