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# 109101 DEEDWARR
06/26/2018 10:22:37 AM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20180626-0061349

W & I Ref: (DM) Title No.: 59850

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Kelly Maureen LaVoice Mark James Williams 843 Summerly Drive Nashville, TN 37209	New Owner

TAX MAP PARCEL NUMBERS: 10212001300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$410,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jeffery T. White, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kelly Maureen LaVoice and Mark James Williams, wife and husband,** 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. 114 on the Plan of Horton Heights, Section V of record in Book 1835, page 130, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Jeffery T. White, a single person by Warranty Deed from John A. Dabrowiak, married, dated October 9, 2014 and recorded on October 10, 2014 of record in Instrument No. 20141010-0093907, Register's Office for Davidson County, Tennessee.

Laura Weber White, spouse of Jeffery T. White joins in this conveyance solely to convey any an 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; The Plan, with Owner's Certificate, of record in Book 1835, page 130, said Register's Office, which Plan shows a 50, foot minimum building setback line from Summerly Drive, and a 10 foot easement for public utility purposes along the rear line(s) of said lot. Easement for flow of creek over so much of the premises as may lie therein. Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 4316, page 127 and Book 5088, page 817, said Register's Office.

This instrument is executed on behalf of Jeffery T. White and Laura Weber White, by Casey James Campbell pursuant to a Power of Attorney executed by them on the 30th day of May, 2018, of record in Instrument No. 20180626-0061348 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 843 Summerly Drive, 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 18th day of June, 2018

Jeffery T. White by Casey James Campbell Attorney-In-Fact Laura Weber White by Casey James Campbell Attorney-In-Fact

Jeffery T. White by Casey James Campbell, Attorney-In-Fact

Laura Weber White by Casey James Campbell, 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, **Casey James Campbell** 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 **Jeffery T. White and Laura Weber White**, 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 18th day of June, 2018.

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

Notary

My Commission Expires:

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: $410,000.00.

Affiant

Sworn and subscribed before me this 18th day of June, 2018.

REBECCA SHUKIS TENNESSEE NOTARY PUBLIC My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

Notary

My Commission Expires: 12/15/21

EXHIBIT "A"

To

Warranty Deed

FROM: Jeffery T. White

TO: Kelly Maureen LaVoice and Mark James Williams

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.

Casey James Campbell

Casey James Campbell, Affiant

Sworn to and subscribed before me this 18th 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