PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
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Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

Bill Garrett Davidson County
Batch# 130857 **DEEDWARR**
08/20/2018 10:32:13 AM 3 pgs
Fees: $18.00 Taxes: $2,345.80
20180820-0082175

W & I Ref: (RE) Title No.: 60011

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Drew T. Latimer Jennie T. Latimer 185 B Kenner Ave. Nashville, TN 37205	New Owner

TAX MAP PARCEL NUMBERS: 11604I00400CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$634,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Paul Douglas Slocum, Jr. and Stephanie Charleville Levenson Slocum, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Drew T. Latimer and Jennie T. Latimer, 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 Unit No. 185 B of The Plan of Kenner Estates, a Townhouse Planned Unit Development, as shown on Exhibit "B" of Kenner Estates, of record in Instrument No. 20141124-0107631 and as amended in Instrument No. 20150402-0029156, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Stephanie Charleville Levenson Slocum and Paul Douglas Slocum, Jr., wife and husband by Warranty Deed from Odyssey Development, LLC, dated May 11, 2015 and recorded on May 13, 2015 of record in Instrument No. 20150513-0044048, 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 shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20141124-0107631 amended in Instrument No. 20150402-0029156, 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 Instrument No. 20141124-0107631 amended in Instrument No. 20150402-0029156, 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 Paul Douglas Slocum, Jr. by Stephanie Charleville Levenson Slocum pursuant to a Power of Attorney executed by him on the 20 day of August, 2018, of record in Instrument No. 20180820-0082174, 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 185 B Kenner Avenue, Nashville, TN 37205

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 17th day of August, 2018.

Paul Douglas Slocum Jr
Paul Douglas Slocum, Jr. by Stephanie Charleville Levenson Slocum, Attorney-in-Fact

Stephanie Charleville Levenson Slocum
Stephanie Charleville Levenson Slocum

by Stephanie Charleville Levenson Slocum attorney in fact

State of Tennessee

County of Davidson

On this 17th day of August, 2018, before me the undersigned authority, personally appeared **Stephanie Charleville Levenson Slocum**, 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, **Stephanie Charleville Levenson Slocum** 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 **Paul Douglas Slocum, Jr.**, 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 17th day of August, 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: $634,000.00.

Affiant

Sworn and subscribed before me this 17th day of August, 2018.

My Commission Expires: 3/28/22

Notary

KIM MURRAY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

EXHIBIT "A"

To
Warranty Deed

FROM: Paul Douglas Slocum, Jr. and Stephanie Charleville Levenson Slocum

TO: Drew T. Latimer and Jennie T. Latimer

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.

Stephanie Charleville Levenson

Stephanie Charleville Levenson Slocum, Affiant

Sworn to and subscribed before me this 17th day of August, 2018.

Notary Public

My Commission Expires: _____

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