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)

Karen Y Johnson Davidson County
Batch# 137196 DEEDWARR
09/05/2018 11:59:43 AM 3 pgs
Fees: $18.00 Taxes: $3,141.30
20180905-0087775

W & I Ref: (DM) Title No.: 60047

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Jonathan Heard Katherine Coe Heard 304 Page Road Nashville, TN 37205	New Owner

TAX MAP PARCEL NUMBERS: 13009010400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$849,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Katherine L. Johnson and William D. Johnson, wife and husband as an estate by the entirety with full rights of survivorship and not as tenants in common,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Jonathan Heard and Katherine Coe Heard, 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. 21 of Block 4 on the Plan of Highlands of Belle Meade of record in Book 547, page 180, Register's Office for said County.

Said Lot No. 21 of Block 4 fronts 100 feet on the easterly margin of Page Road and extends back 166.85 feet on the northerly line and 167.80 feet on the southerly line to a dead line in the rear, measuring 100 feet thereon.

Being the same property conveyed to Katherine L. Johnson and William D. Johnson, wife and husband as an estate by the entirety with full rights of survivorship and not as tenants in common, by Warranty Deed from Jonathan F. Wing and wife Wendy S. Tucker, dated August 7, 2012 and recorded on August 8, 2012 of record in Instrument No. 20120808-0070806, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

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 547, page 180, said Register's Office.

This instrument is executed on behalf of Katherine L. Johnson by William D. Johnson pursuant to a Power of Attorney executed by heron the 14th day of August, 2018, of record in Instrument No. 20180905 0087774 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 304 Page Road, 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 27th day of August, 2018

Katherine L. Johnson by William D. Johnson
Attorney-In-Fact
ATTORNEY IN FACT

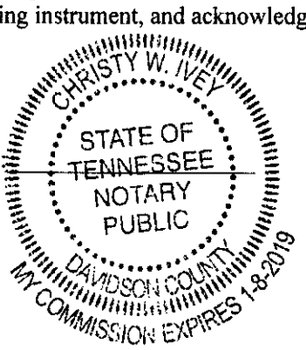
William D. Johnson

State of Tennessee

County of Davidson

On this 27th day of August, 2018, before me the undersigned authority, personally appeared **William D. Johnson**, 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:



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, **William D. Johnson** 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 **Katherine L. Johnson**, 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 27th day of August, 2018.

My Commission Expires:



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: $849,000.00.

Affiant

Sworn and subscribed before me this 27th day of August, 2018.

Notary

My Commission Expires: 10.6.21



EXHIBIT "A"
To
Warranty Deed

FROM: Katherine L. Johnson and William D. Johnson

TO: Jonathan Heard and Katherine Coe Heard

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.

William D. Johnson, Affiant

Sworn to and subscribed before me this 27th 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