PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

Karen Y Johnson Davidson County
Batch# 153255 **DEEDWARR**
10/22/2018 03:07:20 PM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20181022-0104675

W & I Ref: (DM) Title No.: 60017

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Chico Capital, LLC 612 Crieve Road Nashville, TN 37220	NEW OWNER

TAX MAP PARCEL NUMBERS: 11704005700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$650,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John C. Henrick, Joseph W. Henrick, Patricia Henrick, William T. Henrick, and Christopher R. Henrick**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Chico Capital, LLC** 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. 255, Belmont Land Company's Subdivision of Belmont Heights, as of record in Book 421, page 34, Register's Office for said County.

Said Lot No. 255 fronts 100 feet on the southerly side of Sweetbriar and runs back between parallel lines 175 feet to an alley.

Being the same property conveyed to John C. Henrick, Jr and wife, Virginia W. Henrick by Warranty Deed from E.W. Catalano and wife, Mary Sue Catalano, dated October 8,1955 and recorded on October 17, 1955, of record in Book 2454, page 175, Register's Office for Davidson County, Tennessee. Subject property was conveyed to Virginia W. Henrick for her sole and separate use by deed dated May 6, 1957, recorded on May 15, 1957 of record in Book 2646, page 611, said Register's Office. By Quitclaim Deed dated August 20, 1973, recorded on August 22, 1973, of record in Book 4739, page 529, subject property was conveyed to Virginia Angela Henrick. The said Virginia Angela Henrick has since died. By Executor's Quitclaim Deed dated June 30, 2016, recorded on June 30, 2016, of record in Instrument No. 20160630-0067166, said Register's Office, subject property was conveyed to John C. Henrick, Joseph W. Henrick, Patricia Henrick, William T. Henrick and Christopher R. Henrick, as tenants in common, an undivided one-fifth interest each.

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 2019, and subsequent years; All Matters shown on the Plan, with Owner's Certificate, of record in Book 421, page 34, said Register's Office.

This instrument is executed on behalf of John C. Henrick by Patricia Henrick, pursuant to a Power of Attorney executed by him on the 22nd day of August, 2018, of record in Instrument No. 20181022-0104674 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 instrument is executed on behalf of Joseph W. Henrick by Patricia Henrick, pursuant to a Power of Attorney executed by him on the 16th day of July, 2018, of record in Instrument No. 20181022-0104673 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 instrument is executed on behalf of William T. Henrick by Patricia Henrick, pursuant to a Power of Attorney executed by him on the 20th day of August, 2018, of record in Instrument No. 20181022-0104672 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 instrument is executed on behalf of Christopher R. Henrick by Patricia Henrick, pursuant to a Power of Attorney executed by him on the 17th day of August, 2018, of record in Instrument No. 20181022-0104671 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 1817 Sweetbriar Avenue, Nashville, TN 37212

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 October, 2018

John C. Henrick by Patricia Henrick, Attorney-in-fact
John C. Henrick, by Patricia Henrick, Attorney-In-Fact

Joseph W. Henrick by Patricia Henrick Attorney-in-fact
Joseph W. Henrick by Patricia Henrick, Attorney-In-Fact

Patricia Henrick
Patricia Henrick

William T. Henrick by Patricia Henrick Attorney-in-fact
William T. Henrick by Patricia Henrick, Attorney-In-Fact

Christopher R. Henrick by Patricia Henrick Attorney-in-fact
Christopher R. Henrick by Patricia Henrick, Attorney-In-Fact

State of Tennessee

County of Davidson

On this 18th day of October, 2018, before me the undersigned authority, personally appeared **Patricia Henrick,** 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.

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

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, **Patricia Henrick** 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 **John C. Henrick, Joseph w. Henrick, William T. Henrick and Christopher R. Henrick,** 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 October, 2018.

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

My Commission Expires: _____ Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $650,000.00.

Affiant

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

Notary

My Commission Expires:

