(2) Return to: BRIDGEHOUSE TITLE
342 COOL SPRINGS BLVD
STE 202
FRANKLIN, TN 37067

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

Karen Y Johnson Davidson County
Batch# 156164 DEEDWARR
11/02/2018 11:01:28 AM 3 pgs
Fees: $18.00 Taxes: $3,722.20
20181102-0108816

Christy Wilkins Ivey *Percy Wilkins, Jr. (1933-2017)*

W & I Ref: (DM) Title No.: 60113

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Steven S. Tarquine Amy L. Tarquine 1712 Tyne Boulevard Nashville, TN 37215	Finworth Mortgage, LLC 2106 Crestmoor Rd Nashville, TN 37215

TAX MAP PARCEL NUMBERS: 14500001000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,006,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Terence T. Casey and Susan B. Casey, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Steven S. Tarquine and Amy L. Tarquine, 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 Tract 1 on the Final Plat of W.S. Gray property of record in Book 4460, page 177, Register's Office for Davidson County, Tennessee.

Beginning at a point in the westerly margin of Tyne Boulevard at the common corner of tracts 1 and 2; thence with the line between said tracts, westerly 400.45 feet to a point; thence southerly 270.00 feet to a point; thence easterly 313.13 feet to a point in the westerly margin of Tyne Boulevard; thence with the westerly margin of said Boulevard, North 19 deg. 46' East 86.05 feet; thence north 16 deg. 50' East 95 feet; thence North 12 deg. 37' East 95 feet to the point of beginning.

Being part of the same property conveyed to Terence T. Casey and wife, Susan B. Casey by Warranty Deed from Sam D. Hodges, III, Trustee, dated July 7, 1998 and recorded on July 7, 1998 of record in Book 11010, page 835, 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 2019, and subsequent years; The Plan, with Owner's Certificate, of record in Book 4460, page 177, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description.

This instrument is executed on behalf of Terence T. Casey by Susan B. Casey pursuant to a Power of Attorney executed by him on the 26th day of September, 2018, of record in Instrument No. 20181102-0108815, 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 1712 Tyne Boulevard, 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 26th day of October, 2018

Terence T. Casey
by Susan B. Casey, Attorney-in-Fact — Susan B. Casey

Terence T. Casey by Susan B. Casey, Attorney=In-Fact **Susan B. Casey**

State of Tennessee

County of Davidson

On this 26th day of October, 2018, before me the undersigned authority, personally appeared **Susan B. Casey**, 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, **Susan B. Casey** 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 **Terence T. Casey**, 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 26th day of October, 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 consideration or value, whichever is greater, for this transfer is: $1,006,000.00.

Coreen Newcomb
Affiant

Sworn and subscribed before me this 29th day of October, 2018.

Notary

My Commission Expires: BRYAN D. SPICER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 08-25-2020

EXHIBIT "A"
To
Warranty Deed

FROM: Terence T. Casey and Susan B. Casey

TO: Steven Tarquine and Amy Tarquine

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.

Susan B. Casey
Susan B. Casey, Affiant

Sworn to and subscribed before me this 26th day of October, 2018.

Notary Public

My Commission Expires: _____

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