Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

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# 164317 **DEEDWARR**
11/21/2018 10:04:03 AM 3 pgs
Fees: $18.00 Taxes: $2,479.00

20181121-0114505

Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 60174

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Andrew MacLeod Tara Lay 2311 Sterling Road Nashville, TN 37215	New Owner

TAX MAP PARCEL NUMBERS: 11702013100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$670,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Lewis B. Lefkowitz, Jr. and Judith H. Lefkowitz, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Andrew MacLeod and Tara Lay,** 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. 1 of Block 8 on the Plan of a Development of Stokes Tract of record in Book 974, page 24, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Lewis B. Lefkowitz, Jr. and wife, Judith B. Lefkowitz by Warranty Deed from Helen Howse Lawson, dated July 13, 1965 and recorded on July 21, 1965 of record in Book 3914, page 824, 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 2019, and subsequent years; The Plan, with Owner's Certificate, of record in Book 974, page 24, said Register's Office, which Plan shows a 60 foot minimum building setback line from Sterling Road and Midland Avenue now known as Worthan Avenue.

This instrument is executed on behalf of Lewis B. Lefkowitz, Jr. by Judith H. Lefkowitz pursuant to a Power of Attorney executed by him on the 3rd day of August, 2018, of record in Instrument No. 20181121-0114504, 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 2311 Sterling Road, 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 15th day of November, 2018.

Lewis B. Lefkowitz Jr. by Judith H. Lefkowitz, Attorney-In-Fact

Lewis B. Lefkowitz, Jr. by Judith H. Lefkowitz, Attorney-In-Fact

Judith H. Lefkowitz Attorney in Fact

Judith H. Lefkowitz

State of Tennessee

County of Davidson

On this 15th day of November, 2018, before me the undersigned authority, personally appeared **Judith H. Lefkowitz**, 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, **Judith H. Lefkowitz** 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 **Lewis B. Lefkowitz, 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 15th day of November, 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: $670,000.00.

V Anderson

Affiant

Sworn and subscribed before me this 15th day of November, 2018.

Notary

My Commission Expires: _____

MCKENZIE TEASLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 17, 2020

EXHIBIT "A"
To
Warranty Deed

FROM: Lewis B. Lefkowitz, Jr. and Judith H. Lefkowitz

TO: Andrew MacLeod and Tara Lay

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.

Judith H. Lefkowitz, Affiant

Judith H. Lefkowitz, Affiant

Sworn to and subscribed before me this 15th day of November, 2018.

Notary Public

My Commission Expires: _____

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