File Box 8

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# 179238 DEEDWARR
12/31/2018 01:48:53 PM 3 pgs
Fees: $18.00 Taxes: $7,400.00
20181231-0126508

Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 60267

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Matthew Cook Emily Cook 504 Westview Avenue Nashville, TN 37205	Matthew Cook Emily Cook 504 Westview Avenue Nashville, TN 37205

TAX MAP PARCEL NUMBERS: 11615007300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$2,000,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Cheryl Glass Smith, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Matthew Cook and Emily Cook, 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. 23 of Block 8 on the Plan of Calhoun's Resubdivision of part of Royal Oaks Subdivision as of record in Book 547, page 167, Register's Office for said County.

Said Lot No. 23 fronts 111 feet on the northerly side of Signal Hill Drive and runs back 176 feet 10 inches on the easterly line and 200 feet on the westerly line, along the easterly margin of West View Drive, to a dead line in the rear, measuring 205.5 feet thereon. Including but specifically excluding a small triangular part out of the northwest corner of said lot which was conveyed by I. Franklin Kemp and wife, to Richard Charles Brower and wife, by deed of record in Book 1909, page 247, Register's Office for Davidson County, Tennessee and which is described as follows:

Beginning at a point in the westerly margin of West View Drive, the common Corner of Lots 1 and 23, of Block 8; thence with the line between said lots easterly 105 feet 6 inches to a point; thence southerly 1.7 feet to a point; thence westerly approximately along the south face of a stone retaining wall 105 feet 6 inches more or less to the point of beginning.

Being the same property conveyed to Cheryl Glass Smith, married by Warranty Deed from Gaylon M. Lawrence, Jr. and wife, Lisa L. Lawrence, dated August 1, 2008 and recorded on August 7, 2008 of record in Document No. 20080807-0081674, Register's Office for Davidson County, Tennessee.

Wayne Smith, spouse of Cheryl Glass Smith, joins in this conveyance solely to convey any and all marital interest he may have in subject property.

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; Subject to All Matters set forth on The Plan, with Owner's Certificate, of record in Book 547, page 167, said Register's Office, to which said plan reference is made for a complete description.

This instrument is executed on behalf of Cheryl Glass Smith and Wayne Smith by Suzanne Lewter pursuant to a Power of Attorney executed by them on the 21st day of December, 2018, of record in Instrument No. 20181231-0126507, 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 504 Westview 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 27th day of December, 2018.

Cheryl Glass Smith by Suzanne Lewter Attorney in Fact
Cheryl Glass Smith by Suzanne Lewter, Attorney-in-Fact
Attorney in Fact

Wayne Smith by Suzanne Lewter Attorney in Fact
Wayne Smith by Suzanne Lewter, Attorney-in-Fact

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, **Suzanne Lewter** 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 **Cheryl Glass Smith and Wayne Smith**, 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 December, 2018.

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022

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: $2,000,000.00.

Affiant

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

Notary

My Commission Expires: _____

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-25-2022

EXHIBIT "A"

To

Warranty Deed

FROM: Cheryl Glass Smith

TO: Matthew Cook and Emily Cook

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.

Suzanne Lewter, Affiant

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

Notary Public

My Commission Expires:

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022