31518-8 Box 14

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

Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

Karen Johnson Davidson County
Batch# 190087 **DEEDWARR**
01/31/2019 08:53:07 AM 3 pgs
Fees: $18.00 Taxes: $1,443.00

20190131-0009254

W & I Ref: (DM) Title No.: 60271

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Linda Moore Schipani 869 Bresslyn Road Nashville, TN 37205	New Owner

TAX MAP PARCEL NUMBERS: 10215004900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$390,000.00**, 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 F. Young, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Linda Moore Schipani** 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. 196 on the Plan of Brook Meade Section VI of record in Book 2331, pages 3 and 4, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Christopher A. Young and wife, F. Young by Warranty Deed from William P. Stover and wife, Amy P. Stover, dated October 11, 1978 and recorded on October 12, 1978 of record in Book 5349, page 746, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated June 18, 2009, recorded on July 17, 2009 of record in Instrument No. 20090717-0067209, said Register's Office, Christopher A. Young conveyed his interest in subject property to Katherine F. Young, in accordance with the terms and conditions of the Final Decree of Divorce, No. 04D-2174, in the Fourth Circuit Court 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 2331, pages 3 and 4, said Register's Office, which Plan shows a 70, foot minimum building setback line from Bresslyn Road, and a 10 foot easement for public utility purposes along the rear line(s) of said lot.

This instrument is executed on behalf of Katherine F. Young by Charlotte Mabry pursuant to a Power of Attorney executed by her on the 9th day of January, 2019, of record in Instrument No. 20190131-0009253, 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 869 Bresslyn 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 30th day of January, 2019

Katherine F. Young by Charlotte Mabry, Attorney in Fact

Katherine F. Young, by Charlotte Mabry, 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, **Charlotte Mabry** 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 F. Young**, 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 30th day of January, 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: $390,000.00.

Affiant

Sworn and subscribed before me this 30th day of January, 2019.

Notary

My Commission Expires: 3-8-22

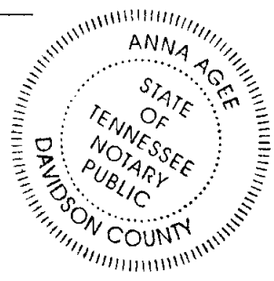


EXHIBIT "A"

To

Warranty Deed

FROM: Katherine F. Young

TO: Linda Moore Schipani

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.

Charlotte Mabry, Affiant

Sworn to and subscribed before me this 30th day of January, 2019.

Notary Public

My Commission Expires: _____

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