Karen Johnson Davidson County
Batch# 208780 DEEDWARR
03/22/2019 03:22:30 PM 4 pgs
Fees: $23.00 Taxes: $1,961.00
20190322-0026384

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)

#34682

W & I Ref: (DM) Title No.: 60338

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Albert J. Del Favero Sara P. Del Favero 557 Harpeth Trace Drive Nashville, TN 37221	NEW OWNER 557 Harpeth Trace Dr. Nashville, TN 37221

TAX MAP PARCEL NUMBERS: 143020A05600CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$530,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **William P. Smith and Ruth A. Smith, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Albert J. Del Favero and Sara P. Del Favero, 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 Davidon County, Tennessee, being Lot No. 56 on the Plan of Harpeth Trace Estates, Phase Three of record in Book 5200, pages 751, 752, and 753, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William P. Smith and wife, Ruth A. Smith by Warranty Deed from John J. Ungel and wife, Sebilla K. Ungel, dated May 16, 1994 and recorded on May 18, 1994 of record in Book 9349, page 3, Register's Office for Davidson 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 5200, page 751, 752, and 753, said Register's Office, to which plan is hereby made for a more complete description. Deed of Conveyance to the Metropolitan Government of Nashville and Davidson County, Tennessee, Department of Water and Sewer Services of record in Book 7026, page 880 and Book 7026, page 910, said Register's Office. The Declaration of Covenants, Conditions and Restrictions of record in Book 5120, page 199; Book 5120, page 918, corrected in Book 5182, page 767; Book 5178, page 138; Book 5182, page 769; Book 5830, page 357, Book 6274, page 148 Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This instrument is executed on behalf of William P. Smith and Ruth A. Smith by Bettina Charlotte Warnke pursuant to a Power of Attorney executed by them on the _____ day of March, 2019, of record in Instrument No. 20190322026383_, 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 557 Harpeth Trace Drive, Nashville, TN 37221

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 ~~28th~~ 22nd day of March, 2019.

William P. Smith by Bettina Charlotte Warnke, Attorney-In-Fact

William P. Smith by Bettina Charlotte Warnke, Attorney-In-Fact

Ruth A. Smith, by Bettina Charlotte Warnke, Attorney-In-Fact

Ruth A. Smith by Bettina Charlotte Warnke, Attorney-In-Fact

State of Tennessee

County of Davidson

On this 28th day of March, 2019, before me the undersigned authority, personally appeared , 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.

Notary

My Commission Expires: _____

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, **Bettina Charlotte Warnke** 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 **William P. Smith and Ruth A. 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 ~~28th~~ 22nd day of March, 2019.

Notary

My Commission Expires: _____

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

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: $530,000.00.

Affiant

Sworn and subscribed before me this ~~28th~~ 22nd day of March, 2019.

Notary

My Commission Expires: October 7, 2019

STACY L. THOMAS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 7, 2019

EXHIBIT "A"
To
Warranty Deed

FROM: William P. Smith and Ruth A. Smith

TO: Albert J. Del Favero and Sara P. Del Favero

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.

Bettina Charlotte Warnke, Affiant

Bettina Charlotte Warnke, Affiant

Sworn to and subscribed before me this 28th day of March, 2019.

Notary Public

My Commission Expires: _____

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

True Copy Certification

I, GEORGE E. MUDTER JR., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L THOMAS, a notary public for this county and state, GEORGE E. MUDTER JR., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: October 7, 2019
Notary Seal:

