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 Johnson Davidson County
Batch# 215355 DEEDWARR
04/09/2019 09:15:01 AM 3 pgs
Fees: $18.00 Taxes: $1,961.00
20190409-0032095

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

W & I Ref: (DM) Title No.: 60341

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
I'Ashea L. Myles 492 Summit Oaks Drive Nashville, TN 37221	Gardner Financial Services, LTD DBA Legacy Mutual Mortgage 3503 Paesanos Pkwy San Antonio, TX 78231

TAX MAP PARCEL NUMBERS: 128160B02000CO

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 **Jonathan Golczynski and Jill Golczynski, husband and wife,,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **I'Ashea L. Myles, married woman,** 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. 20 on the Plan of Summit Oaks, Phase Two of record in Instrument No. 20040112-0004661, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Jonathan Golczynski and Jill Golczynski, husband and wife, by Warranty Deed from Seoung Shin, unmarried and Young Shin, unmarried, dated April 10, 2015 and recorded on April 13, 2015 of record in Instrument No. 20150413-0032517, 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 Instrument No. 20040112-0004661, 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. The Declaration of Covenants, Conditions and Restrictions of record in Instrument. No. 20040116-0006770, 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 Jonathan Golczynski by Jill Golczynski pursuant to a Power of Attorney executed by him on the 3rd day of April, 2019, of record in Instrument No. 20190409-0032094 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 492 Summit Oaks 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 8th day of April, 2019.

Jonathan Golczynski by Jill Golczynski, Attorney in Fact

Jonathan Golczynski by Jill Golczynski, Attorney-In-Fact

Jill Golczynski

Jill Golczynski

State of Tennessee

County of Davidson

On this 8th day of April, 2019, before me the undersigned authority, personally appeared **Jill Golczynski**, 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.

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

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, **Jill Golczynski** 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 **Jonathan Golczynski**, 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 8th day of April, 2019.

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

Notary

My Commission Expires: _____

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 8th day of April, 2019.

Notary

AL FRAZIER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 2/26/22

EXHIBIT "A"

To
Warranty Deed

FROM: Jonathan Golczynski and Jill Golczynski, husband and wife,

TO: I'Ashea L. Myles

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.

Jill Golczynski, Affiant

Sworn to and subscribed before me this 8th day of April, 2019.

Notary Public

My Commission Expires: _____

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