Karen Johnson Davidson County
Batch# 231571 DEEDWARR
05/17/2019 11:37:30 AM 4 pgs
Fees: $23.00 Taxes: $2,945.20
20190517-0046751

#34770

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)

W & I Ref: (ES) Title No.: 60460

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Margery M.T. Kennelly Richard B. Kennelly, Jr 1182 Travelers Ridge Drive Nashville, TN 37220	Margery M.T. Kennelly Richard B. Kennelly, Jr. 1182 Travelers Ridge Drive Nashville, TN 37220

TAX MAP PARCEL NUMBERS: 14507004400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$796,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Bezalel Gavish and Dorlen Gavish, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Margery M.T. Kennelly and Richard B. Kennelly, Jr as tenants by the entirety,** 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. 5 on the Plan of Revised Plan of Inns of Granny White, of record in Book 6250, page 460 revised in Book 6900, page 125 Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Bezalel Gavish and wife Dorlen Gavish by Warranty deed from Matt Bright and wife, Beth Ann Bright, Dated October 27, 1988 and recorded on November 14, 1988 of record in Book 7702, page 273, 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 6250, page 460, Revised in Book 6900, page 125, said Register's Office, to which plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 6566, page 473, Book 8595, Page 423, Instrument No. 20060308-0027157 and Instrument No. 20140403-0027853, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars. Charter of Inns of Granny White Homeowners Association or record in Book 8741, Page 252, said Register's Office.

This instrument is executed on behalf of Dorlen Gavish by Bezalel Gavish pursuant to a Power of Attorney executed by her on the 2nd day of May, 2019, of record in Instrument No. 20190506-0042256, 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 1182 Travelers Ridge Drive, Nashville, TN 37220

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 May, 2019.

Bezalel Gavish

Dorlen Gavish by Bezalel Gavish, Attorney-In-Fact

State of Texas

County of Dallas

On this 15th day of May, 2019 before me the undersigned authority, personally appeared **Bezalel Gavish**, 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: 12-20-22

TRAVIS PICKENS
Notary Public
STATE OF TEXAS
My Comm. Exp. 12-20-22
Notary ID # 13183353-2

State of Texas

County of Dallas

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Bezalel Gavish** 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 **Dorlen Gavish**, as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at ~~Nashville, Tennessee~~ Dallas, Texas, this 15th day of May, 2019.

Notary

My Commission Expires: 12-20-22

TRAVIS PICKENS
Notary Public
STATE OF TEXAS
My Comm Exp 12-20-22
Notary ID # 13183353-2

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: $796,000.00.

Affiant

Sworn and subscribed before me this 16 day of May, 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: Bezalel Gavish and Dorlen Gavish

TO: Margery M.T. Kennelly and Richard B. Kennelly, Jr

State of **Texas**
County of Dallas

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.

Bezalel Gavish, Affiant
Bezalel Gavish, Affiant

Sworn to and subscribed before me this 15th day of May, 2019.

Travis Pickens
Notary Public

My Commission Expires: 12-20-22

TRAVIS PICKENS
Notary Public
STATE OF TEXAS
My Comm Exp 12-20-22
Notary ID # 13183353-2

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:

