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# 232916 DEEDWARR
05/21/2019 01:59:53 PM 3 pgs
Fees: $18.00 Taxes: $3,885.00
20190521-0047999

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

W & I Ref: (RE) Title No.: 60433

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Andrea DiNapoli Jeffrey M. DiNapoli 1006 Caldwell Avenue Nashville, TN 37204	Andrea DiNapoli Jeffrey M. DiNapoli 1006 Caldwell Avenue Nashville, TN 37204

TAX MAP PARCEL NUMBERS: 10509020800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,050,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kelly Hill, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Andrea DiNapoli and Jeffrey M. DiNapoli, wife and husband,** 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. 2 on the plan of Resubdivision of part of Lot No. 39, Waverly Place, of record in Book 3842, page 234, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.
Said Lot No. 2 fronts 53.83 feet on the northerly side of Caldwell Avenue and extends back between lines 158.95 feet on the easterly line and 158.89 feet on the westerly line to an alley in the rear, measuring 53.83 feet thereon.

Being the same property conveyed to Kelly Hill by Warranty Deed from William H. Smallman, dated October 31, 2013 and recorded on November 6, 2013 of record in Instrument No. 20131106-0115317, Register's Office for Davidson County, Tennessee. Ryan Small, spouse of Kelly Hill joins in this conveyance soley to convey any and all marital interest he may have in the above-described 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; The Plan, with Owner's Certificate, of record in Book 3824, page 234, said Register's Office, to which plan reference is hereby made for a more complete description. Restrictive Convenant for Detached Structure of record in Instrument No. 20130502-0044382, said Register's Office.

This instrument is executed on behalf of Kelly Hill by Ryan Small pursuant to a Power of Attorney executed by her on the 11th day of April, 2019, of record in Instrument No. 20190513004479 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 1006 Caldwell Avenue, Nashville, TN 37204

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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 1-REE-19-006

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.

Kelly Hill by Ryan Small, Attorney-in-Fact

Ryan Small

State of Tennessee

County of Davidson

On this 15th day of May, 2019, before me the undersigned authority, personally appeared **Ryan Small**, 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.

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

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Ryan Small** 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 **Kelly Hill**, 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 15th day of May, 2019.

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: $1,050,000.00.

Affiant

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

Notary

My Commission Expires: 03/07/2023

WILLIAM E GRONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-07-2023

EXHIBIT "A"
To
Warranty Deed

FROM: Kelly Hill

TO: Andrea DiNapoli and Jeffrey M. DiNapoli

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.

Ryan Small, Affiant

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

Notary Public

My Commission Expires: _____

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