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# 235418 DEEDWARR
05/28/2019 02:33:14 PM 3 pgs
Fees: $18.00 Taxes: $1,307.95
20190528-0050202

W & I Ref: (DM) Title No.: 60474

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jacob Young April Martin 2507 Eastland Avenue Nashville, TN 37206	Primary Residential Mortgage P.O. Box 593 Salt Lake City, UT 84110

TAX MAP PARCEL NUMBERS: 08312015700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$353,500.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Derek J. Evers and Rachel E. Evers, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jacob Young and April Martin, as joint tenants with rights of survivorship,** 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. 1 on the Plan of Rosewood Heights, Section 6-3rd addition, of record in Book 2854, page 90, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Derek J. Evers by Warranty Deed from Douglas A. Brooks and Pamela B. Simmons, dated March 18, 2016 and recorded on March 21, 2016 of record in Instrument No. 20160321-0026415, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated November 17, 2017, recorded on November 20, 2017, of record in Instrument No. 20171120-0119045, said Register's Office, subject property was conveyed to Derek J. Evers and spouse, Rachel E. Evers.

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 2854, page 90, said Register's Office, which Plan shows a 100 foot minimum building setback line from Eastland Avenue, and a 10 foot easement for public utility purposes along the southerly line of said lot. Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 3991, page 959, said Register's Office.

This instrument is executed on behalf of Derek J. Evers by Rachel E. Evers pursuant to a Power of Attorney executed by him on the 11th day of April, 2019, of record in Instrument No. 20190528005020! 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 2507 Eastland Avenue, Nashville, TN 37206

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 23 day of May, 2019

Derek J. Evers by Rachel E. Evers, attorney-in-fact — Rachel E. Evers

Derek J. Evers by Rachel E. Evers, Attorney-In-Fact **Rachel E. Evers**

State of Oregon

County of Multnomah

On this 23 day of May, 2019, before me the undersigned authority, personally appeared **Rachel E. Evers**, 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: March 04, 2023

OFFICIAL STAMP
LESLI CARMEN TORRES
NOTARY PUBLIC OREGON
COMMISSION NO. 984525
MY COMMISSION EXPIRES MARCH 04, 2023

State of ~~Tennessee~~ LCT Oregon

County of ~~Davidson~~ LCT Multnomah

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

Witness my hand and official seal at ~~Nashville~~ LCT Multnomah, ~~Tennessee~~ LCT Oregon, this 23 day of May, 2019.

Notary

My Commission Expires: March 04, 2023

OFFICIAL STAMP
LESLI CARMEN TORRES
NOTARY PUBLIC OREGON
COMMISSION NO. 984525
MY COMMISSION EXPIRES MARCH 04, 2023

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: $353,500.00.

Affiant

Sworn and subscribed before me this 24th day of May, 2019.

Notary

My Commission Expires:

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

EXHIBIT "A"

To
Warranty Deed

FROM: Derek J. Evers and Rachel E. Evers

TO: Jacob Young and April Martin

State of ~~Tennessee~~ LCT Oregon
County of ~~Davidson~~ LCT Multnomah

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.

Rachel E. Evers
Rachel E. Evers, Affiant

Sworn to and subscribed before me this 23 day of May, 2019.

Notary Public

My Commission Expires: March 04, 2023

OFFICIAL STAMP
LESLI CARMEN TORRES
NOTARY PUBLIC OREGON
COMMISSION NO. 984525
MY COMMISSION EXPIRES MARCH 04, 2023