PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
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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# 237521 DEEDWARR
06/03/2019 09:10:52 AM 3 pgs
Fees: $18.00 Taxes: $2,312.50
20190603-0052268

W & I Ref: (DM) Title No.: 60439

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Volpar, Inc., a Tennessee corporation 802 5th Ave. East Springfield, TN 37172	New owner

TAX MAP PARCEL NUMBERS: 13201020300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$625,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Dorothy Ann Civils Brown, now known as Dorothy Ann Civils Drane, as to a life estate and Stephen E. Brown and Cynthia Ann Brown Rivas,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Volpar, Inc., a Tennessee corporation,** 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. 57 on the Plan of Brookhaven Estates of record in Book 1835, pages 49. 50 and 51, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Earl H. Civils and wife, Catherine A. Civils by Warranty Deed from Hudson Combs Executor for the Estate of Mary Rye, dated July 15, 1997 and recorded on July 19, 1997 of record in Book 5172, page 573, Register's Office for Davidson County, Tennessee. The said Earl H. Civils, Jr., and Catherine A. Civils have since died with Catherine A. Civils predeceases Earl H. Civils. The Last Will and Testaments of Earl Harwell Civils, Jr., of record in Will Book 165, page 801, Docket #92150, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, devised subject property to Dorthy Ann Civils Brown, for life, with remainder in fee simple to Dan F. Brown, Jr., Stephen E. Brown and Cynthia Anne Brown Rivas. By Quitclaim Deed dated September 27, 2018, recorded October 16, 2018, Dan F. Brown, Jr., conveyed is interest in subject property to Stephen E. Brown.

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 1835, pages 49, 50, & 51, said Register's Office, which Plan shows a 75, foot minimum building setback line from Crestridge Drive, and a 10 foot easement for public utility purposes along the rear line of said lot. And a 37.5 foot minimum setback line from Greerland Drive.

This instrument is executed on behalf of Cynthia Ann Brown Rivas by Stephen E. Brown pursuant to a Power of Attorney executed by her on the 11th day of February, 2019, of record in Instrument No. 20190603-0052267, 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 instrument is executed on behalf of Dorothy Ann Civils Drane, by pursuant to a Power of Attorney executed by her on the 11th day of February, 2019, of record in Instrument No. 20190603-0052266 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 4101 Crestridge Drive, 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.

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 30th day of May, 2019

Stephen E. Brown

Cynthia Ann Brown Rivas By Stephen E. Brown, ATTORNEY-IN-FACT

Cynthia Ann Brown Rivas, by Stephen E. Brown, Attorney-In-Fact

Dorothy Ann Civils Drane BY Stephen E. Brown, ATTORNEY-IN-FACT

Dorothy Ann Civils Drane by Stephen E. Brown, Attorney-In-Fact

State of Tennessee

County of Davidson

On this 30th day of May, 2019
, before me the undersigned authority, personally appeared **Stephen E. Brown**, 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, **Stephen E. Brown** 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 **Cynthia Ann Brown Rivas, Dorothy Ann Civils Drane,** 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 30th 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: $625,000.00.

Affiant

Sworn and subscribed before me this 30th day of May, 2019

Notary

My Commission Expires: 12-19-20

JOYCE JORDAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires DEC 19 2020

EXHIBIT "A"

To
Warranty Deed

FROM: Stephen E. Brown, Cynthia Ann Brown Rivas, and Dorothy Ann Civils Drane

TO: Volpar, Inc., a Tennessee corporation

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.

Stephen E. Brown, Affiant

Sworn to and subscribed before me this 30th 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