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# 239694 DEEDWARR
06/06/2019 11:00:30 AM 4 pgs
Fees: $23.00 Taxes: $2,608.50
20190606-0054217

Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 60507

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Teresa R. Turner Jeri A. Wam 1702 D 15th Ave. South Nashville, TN 37212	Teresa R. Turner Jeri A. Wam 1702 D. 15th Ave South Nashville, TN 37212

TAX MAP PARCEL NUMBERS: 105050G00200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$705,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **David A. Ward and Aleowyn C. Ward, husband and wife,** hereinafter called the **Grantor,** have bargained and sold, and by these presents do hereby transfer and convey unto **Teresa R. Turner, an unmarried woman, and Jeri A. Wam, a married woman, as joint tenants,** 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 Unit D on the Plan of 1702 15th Avenue South Townhomes, shown as Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions of record in Inst. No. 20140310-0019762, amended in Inst. No. 20150202-0009630, Register's Office for Davidson County, Tennessee, to which Plan reference is made for a complete description.

Being the same property conveyed to David A. Ward and Aleowyn C. Ward, husband and wife, by Warranty Deed from Aspen Construction, LLC, a Tennessee Limited Liability Company, dated January 30, 2015 and recorded on February 2, 2015, of record in Inst. No. 20150202-0009631, 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; All matters shown on the Plan, with Owner's Certificate, of record as Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions of record in Inst. No. 20140310-0019762, amended in Inst. No. 20150202-0009630, Register's Office for Davidson County, Tennessee; The Declaration of Covenants, Conditions and Restrictions of record in Inst. No. 20140310-0019762, amended in Inst. No. 20150202-0009630, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; Restrictive Covenant for Detached Structure of record in Inst. No. 20140930-0090267, said Register's Office; All matters shown in an instrument of record in Book 4715, page 154, said Register's Office; Easement retained by the Metropolitan Government of Nashville and Davidson County, Tennessee by Ordinance No. 62-283 closing Alley No. 434.

This instrument is executed on behalf of Aleowyn C. Ward by **David A. Ward** pursuant to a Power of Attorney executed by her on the 22nd day of May, 2019, of record in Instrument No. 20190606-0054216, 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 1702 D 15th Avenue South, Nashville, TN 37212

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 4th day of June, 2019.

David A. Ward

Aleowyn C. Ward by
Aleowyn C. Ward
By: David A. Ward, Attorney-in-Fact
Attorney-in-Fact

State of Tennessee

County of Davidson

On this 4th day of June, 2019, before me the undersigned authority, personally appeared **David A. Ward**, 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, **David A. Ward** 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 **Aleowyn C. Ward**, 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 4th day of June, 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: $705,000.00.

Affiant

Sworn and subscribed before me this 4th day of June, 2019.

Notary

My Commission Expires: 3/8/24

SETH A. DEARINGER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

EXHIBIT "A"
To
Warranty Deed

FROM: David A. Ward and Aleowyn C. Ward

TO: Jeri Wam and Teresa Turner

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.

David A. Ward, Affiant

Sworn to and subscribed before me this 4th day of June, 2019.

Notary Public

My Commission Expires: _____

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

True Copy Certification

I, Jessica Lascelle 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Seth A. Dearinger, a notary public for this county and state, Meredith Bauerle, 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: 03/08/2021

