PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Karen Johnson Davidson County
Batch# 248538 DEEDWARR
06/25/2019 04:03:30 PM 4 pgs
Fees: $23.00 Taxes: $1,809.30
20190625-0061667

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: (DM) Title No.: 60531

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Thomas Alexander Grooms Linda Ashford Abigail Kathryn Ashford-Grooms 3019 Brightwood Avenue Nashville, TN 37212	Regions Bank Mortgage Loan Servicing Dept 2520 PO Box 2153 Birmingham, AL 35287-2520

TAX MAP PARCEL NUMBERS: 11708002100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$489,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Bryan Wegg, married,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Thomas Alexander Groom and Linda Ashford, husband and wife, as to a one-half (1/2) interest and Abigail Kathryn Ashford-Grooms, unmarried woman, as to a one-half (1/2) interest, the half interests as they relate to one another, as joint tenants with right 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 the south 25 feet of Lot No. 9 and the north 25 feet of Lot No. 10 on the Map of Belmont Terrace Re-subdivision Annex No. 1, as of record in Book 421, page 182, Register's Office for said County.

Said part of Lot No. 9 and 10 adjoin and front together 50 feet on the west side of Brightwood Avenue, and runs back between parallel lines, 185 feet to an alley.

Being the same property conveyed to Bryan Wegg, married by Warranty deed from William C. Beck, married, Dated May 9, 2014 and recorded May 13, 2014, of record in Instrument No. 20140513-0040942, Register's Office for Davidson County, Tennessee.

Colleen Kiernan, spouse of Bryan Wegg, joins in this conveyance solely to convey any and all marital interest she may have in subject property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This instrument is executed on behalf of Colleen Kiernan by Bryan Wegg pursuant to a Power of Attorney executed by her on the 8th day of June, 2019, of record in Instrument No. _20190625006166 6_, 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 3019 Brightwood Avenue, 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 18 19th day of June, 2019.

Bryan Wegg

Colleen Kiernan by Bryan Wegg, Attorney-In-Fact

State of Tennessee

County of Davidson

On this 18th day of June, 2019, before me the undersigned authority, personally appeared **Bryan Wegg**, 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:

Notary

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

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, **Bryan Wegg** 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 **Colleen Kiernan**, 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 18 19th day of June, 2019.

My Commission Expires:

Notary

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

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: $489,000.00.

Affiant

Sworn and subscribed before me this 19th day of June, 2019.

My Commission Expires: May 9, 2021

Notary

KELLY JEAN BIERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

EXHIBIT "A"
To
Warranty Deed

FROM: Bryan Wegg

TO: Abigail Kathryn Ashford Grooms, Linda Ashford and spouse,, and Thomas Grooms

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.

Bryan Wegg, Affiant

Sworn to and subscribed before me this 19th 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

Certificate of Authenticity

I, John W. Bishop, 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, D. Thompson, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

D THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

Notary's Signature

My Commission Expires: 12/10/2019.

Notary's Seal (If on paper)