Karen Johnson Davidson County
Batch# 251970 DEEDWARR
07/02/2019 03:03:30 PM 4 pgs
Fees: $23.00 Taxes: $2,886.00
20190702-0064729

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)

W & I Ref: (DM) Title No.: 60530

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Abhinav Saxena Lauren B. Saxena 1915 Warfield Drive Nashville, TN 37215	Same as Owner

TAX MAP PARCEL NUMBERS: 131022E00100CO and 131022E90000CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$780,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Alaina J. Brown and Justin G. Brown, wife and husband,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Abhinav Saxena and Lauren B. Saxena, husband and wife,** 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 A on the Plan of 1917 A and B Warfield as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20150513-0043897, amended in Instrument No. 20160616-0061293, Register's Office for said County, to which Plan reference is hereby made for a more complete description. Together with and subject to a shared Driveway common elements as shown on Exhibit "B" to the said Declaration of Covenants, Conditions and Restrictions.

Being the same property conveyed to Alaina J. Brown and Justin G. Brown, wife and husband by Warranty Deed from Springdale 23 Ventures, a Tennessee General Partnership, dated June 15, 2016 and recorded on June 16, 2016 of record in Instrument No. 20160616-0061294, Register's Office for Davidson County, Tennessee.

Note: Instrument of record in 20180427-0040010, said Register's Office, designated certain limited common elements for the exclusive use of Unit A.

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 shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20150513-0043897, amended in Instrument No. 20160616-0061293, said Register's Office, which Plan shows minimum building set back line and easement to which Plan reference is hereby made for a more complete description. All Matters shown on Book 1130, page 102, said Register's Office. Subject to a shared driveway common elements as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20150513-0043897, said Register's Office. The Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20150513-0043897, amended in Instrument No. 20160616-0061293, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars. Charter of 1917 A and B Warfield Homeowner's Association, Inc., of record in Instrument No. 20150515-0044891, said Register's Office.

This instrument is executed on behalf of Justin G. Brown by Alaina J. Brown pursuant to a Power of Attorney executed by him on the 19th day of June, 2019, of record in Instrument No. _____, 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 1915 Warfield Drive, Nashville, TN 37215

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 27th day of June, 2019

Alaina J. Brown

Justin G Brown by ALB Atty-in-Fact

Justin G. Brown by Alaina J. Brown, Attorney-In-Fact

State of Tennessee

County of Davidson

On this 27th day of June, 2019, before me the undersigned authority, personally appeared **Alaina J. 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, **Alaina J. 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 **Justin G. Brown,** 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 27th 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: $780,000.00.

Affiant

Sworn and subscribed before me this 28 day of June, 2019.

Notary

My Commission Expires: 8-22-21

LISA SHEPPARD STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

EXHIBIT "A"
To
Warranty Deed

FROM: Alaina J. Brown and Justin G. Brown

TO: Abhinav Saxena and Lauren B. Saxena

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.

Alaina J. Brown, Affiant

Sworn to and subscribed before me this 27th 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, Matthew G. Noggle, 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, Lisa Sheppard, a notary public for the State aforesaid, Matthew G. Noggle, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

LISA SHEPPARD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 8.22.2021