PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
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Karen Johnson Davidson County
Batch# 252407 DEEDWARR
07/03/2019 02:46:55 PM 3 pgs
Fees: $18.00 Taxes: $795.50
20190703-0065322

Christy Wilkins Ivey *Percy Wilkins, Jr. (1933-2017)*

W & I Ref: (DM) Title No.: 60546

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Kristian Davon Albarran 3103 A Priest Woods Drive Nashville, TN 37214	F&M Bank P.O. Box 451 Clarksville, TN 37041

TAX MAP PARCEL NUMBERS: 10816028100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$215,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Stephen Epstein and Diana Epstein, as joint tenants with right of survivorship,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kristian Davon Albarran,** 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. 78-B on the Plan of Zone Lot Division of Lots 6, 75, 76, 77 and 78, Lakeview Hills Subdivision, Section 4 of record in Book 6250, page 533, amended in Book 5200, page 642, Register's Office for said County, to which Plan reference is hereby made for a more complete description. Together with and subject to Ingress & Egress Easements for driveways to serve lots 7, 8, 9, 10, 77, 78, 79 and 80 of record in Book 6611, page 978, said Register's Office.

Being the same property conveyed to Stephen Epstein and Diana Epstein, as joint tenants with right of survivorship by Warranty Deed from Andrew L. Sharpling, a single man, Dated March 20, 2017 and recorded on March 22, 2017 of record in Instrument No. 20170322-0028191, Register's Office for Davidson County, Tennessee.

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

Taxes for 2019, and subsequent years. The Plan of record in Book 6250, page 533, amending Book 5200, page 642, said Register's Office, shows an owner's certificate, minimum building setback lines and easements to which Plan reference is hereby made for a more complete description, and the following note: On all lots served with a common driveway, each affected owner shall be responsible for their pro-portionate share of maintenance of said driveway. An Ingress & Egress easement is provided for the use and benefit of all affected lots as shown hereon. Private Utility Easements pertaining to lots 72 through 80 of record in Book 6488, page 411, said Register's Office. Ingress & Egress Easements for driveways to serve lots 7, 8, 9, 10, 77, 78, 79 and 80 of record in Book 6611, page 978, said Register's Office. Restrictions as shown on the Plan of record, in Book 6250., page 533, said Register's Office; but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions would violate 42 USC 3604c.

This instrument is executed on behalf of Diana Epstein by Catherine Aubale Epstein pursuant to a Power of Attorney executed by her on the 24th day of June, 2019, of record in Instrument No. 20190703-0065321 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 3103 A Priest Woods Drive, Nashville, TN 37214

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 2nd day of July, 2019.

Stephen Epstein

Diana Epstein by Catherine Aubale Epstein, Attorney-In-Fact

State of Tennessee

County of Davidson

On this 2nd day of July, 2019, before me the undersigned authority, personally appeared **Stephen Epstein**, 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:

DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 09-25-2022

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, **Catherine Aubale Epstein** 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 **Diana Epstein**, 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 2nd day of July, 2019.

Notary

My Commission Expires:

DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 09-25-2022

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: $215,000.00.

Affiant

Sworn and subscribed before me this 2nd day of July, 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: Stephen Epstein and Diana Epstein

TO: Kristian Davon Albarran

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.

Catherine Aubale Epstein, Affiant

Sworn to and subscribed before me this 2nd day of July, 2019.

Notary Public

My Commission Expires: _____

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-25-2022