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# 286898 DEEDWARR
09/17/2019 02:28:03 PM 3 pgs
Fees: $18.00 Taxes: $788.10
20190917-0094241

W & I Ref: (DM) Title No.: 60695

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Faizi J. Crofts Rui Sun Crofts 809 Millbrook Circle Nashville, TN 37221	NEW OWNER

TAX MAP PARCEL NUMBERS: 12810011000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$213,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Donald Mark McDonald and Ruth P. McDonald, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Faizi J. Crofts and Rui Sun Crofts, 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 Lot No. 208 on the Plan of Stacy Square, Section 3, of record in Book 4175, page 154, Register's Office for said County, to which Plan reference is made for a complete description.

Being the same property conveyed to Donald Mark McDonald and wife, Ruth P. McDonald, and Este Bayless McDonald and wife, Katherine C. McDonald, by Warranty Deed from Leslie R. Pruitt and wife, Judy S. Pruitt, dated December 21, 1990 and recorded on December 28, 1990, of record in Book 8265, page 505, Register's Office for Davidson County, tennessee. The said Este Bayless McDonald and Katherine C. McDonald have since died, with Katherine C. McDonald predeceasing Este Bayless McDonald. The Last Will and Testament of Este B. McDonald of record in Will Book 9, page 233, Docket No. P 1736 in the Clerk and Masters Office for Cheatham County Tennessee, devised subject property to David McDonald, Timothy McDonald, Richard McDonald, and Donald McDonald. The said David McDonald has since died. By Affidavit of Heirship of record in Inst. No. 20190627-0062628, said Register's Office, Tina Renae McDonald Mosley (incorrectly spelled "Moseley") was established as the heir-at-law of David McDonald, the said David McDonald having relinquished his legal rights as parent to Michelle (McDonald) Donegan Pavone and Davelene (McDonald) Donegan McNeeley when they were adopted by Eual C. Donegan in 1983. Subsequently, Timothy McDonald, Richard McDonald, and Tina Renae McDonald Mosley (being one and the same person as "Tina Renae McDonald Moseley") conveyed their interests in subject property to Donald Mark McDonald and wife, Ruth P. McDonald, by Quitclaim Deeds of record in Inst. No. 20190627-0062629, Inst. No. 20190627-0062630, and Inst No. 20190627-0062631, respectively, said Register's Office.

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 4175, page 154, said Register's Office, which Plan shows a 30 foot minimum building setback line from Sawyer Brown Court, a 10 foot easement for public utility and drainage purposes along the rear and southerly side lines of said lot, and a 2.5 by 25 foot utility anchor easement located on the northeasterly front corner of said lot.

This instrument is executed on behalf of Donald Mark McDonald and Ruth P. McDonald by Rob Conley pursuant to a Power of Attorney executed by them on the 5th day of August, 2019, of record in Instrument No. 20190805-0077586, 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 213 Sawyer Brown Court, Nashville, TN 37221

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 17th day of September, 2019.

Donald Mark McDonald by Rob Conley
Attorney-in-Fact

Ruth P. McDonald by Rob Conley
Attorney-in-Fac

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, **Rob Conley** 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 **Donald Mark McDonald and Ruth P. McDonald**, 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 17th day of September, 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: $213,000.00.

Affiant

Sworn and subscribed before me this 17th day of September, 2019.

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

Notary

EXHIBIT "A"

To

Warranty Deed

FROM: Donald Mark McDonald and Ruth P. McDonald

TO: Faizi J. Crofts and Rui Sun Crofts

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.

Rob Conley, Affiant

Sworn to and subscribed before me this 17th day of September, 2019.

Notary Public

My Commission Expires: _____

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