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# 297199 DEEDWARR
10/07/2019 10:58:30 AM 4 pgs
Fees: $23.00 Taxes: $684.50
20191007-0102407

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

W & I Ref: (DM) Title No.: 60678

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Alex Andrew Schultz 208 Blue Hills Drive Nashville, TN 37214	New Owner(s)

TAX MAP PARCEL NUMBERS: 09503003100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$185,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John W. Denmark and spouse Randall Keith Bowen**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Alex Andrew Schultz, unmarried,** 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. 108 on the Plan of Merry Oaks of record in Book 1835, pages 67 and 68, Register's Office for said County, to which Plan reference is made for a complete description.

Being the same property conveyed to John W. Denmark, a single Man, by Warranty Deed from Bonbini Properties, a Tennessee limited liability company, dated May 23, 2016 and recorded on May 24, 2016, of record in Inst. No. 20160524-0051989, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated November 4, 2018, recorded November 5, 2018, of record in Inst. No. 20181105-0109667, said Register's Office, subject property was conveyed to John W. Denmark and Randall Keith Bowen, as tenants in common with right of survivorship.

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 1835, pages 67 and 68, said Register's Office, which Plan shows a 50, foot minimum building setback line from Blue Hills Drive, and 20 foot easement for public utility purposes along the rear line of said lot.

This instrument is executed on behalf of Randall Keith Bowen by John W. Denmark pursuant to a Power of Attorney executed by him on the 30th day of September, 2019, of record in Instrument No. 20191003-0101370, 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 208 Blue Hills 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 30th day of September, 2019

John W. Denmark

Randall Keith Bowen by John W. Denmark, Attorney-In-Fact

State of Tennessee

County of Davidson

On this 30th day of September, 2019, before me the undersigned authority, personally appeared **John W. Denmark**, 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: 11-3-20

GREGORY POLZIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-03-2020

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, **John W. Denmark** 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 **Randall Keith Bowen**, 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 30th day of September, 2019.

Notary

My Commission Expires: 11-3-20

GREGORY POLZIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-03-2020

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: $185,000.00.

Affiant

JAMIE IVEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Sworn and subscribed before me this 30th day of September, 2019.

Notary

My Commission Expires: 01-24-23

EXHIBIT "A"
To
Warranty Deed

FROM: John W. Denmark and spouse, and Randall Keith Bowen

TO: Alex Andrew Schultz

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.

John W. Denmark, Affiant

Sworn to and subscribed before me this 30th day of September, 2019.

Notary Public

My Commission Expires: 11-3-20

GREGORY POLZIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2020

True Copy Certification

I, Tracey Cerrato, 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 therewith 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 Williamson

Personally appeared before me, Jamie Ivey, a notary public for this county and state, Tracey Cerrato, 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: 01/24/2023

JAMIE IVEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY