Karen Johnson Davidson County
Batch# 315176 DEEDWARR
11/14/2019 08:07:30 AM 3 pgs
Fees: $18.00 Taxes: $2,238.50
20191114-0117229

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.: 60749

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Roy Douglass Markham Frances Brown Markham 1472 Tyne Boulevard Nashville, TN 37215	**NEW OWNER**

TAX MAP PARCEL NUMBERS: 145-02-0-065.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$605,000.00**, 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 C. Williams, unmarried and Reinaldo Mercado-Ruiz, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Roy Douglass Markham and Frances Brown Markham, 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. 3A on the Plan of Zone Lot Division Lot 3 Resub of Resub of Lot 29 Tyne Crest of record in Book 5800, page 381, which amended the Resub of Lots 2 and 3 of the Resubdivision of Lot 29 Tyne Crest Section Seven of Record in Book 5800, page 380, said Register's Office.

Being the same property conveyed to Bryan C. Williams, unmarried and Reinaldo Mercado-Ruiz, unmarried as tenants in common with rights of survivorship by Quitclaim Deed from M. Kevin Huffelman, Trustee, dated June 12, 2007 and recorded on June 22, 2007 of record in Instrument No. 20070622-0074635, Register's Office for Davidson County, Tennessee

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2020, and subsequent years; The Plan, with Owner's Certificate, of record in Book 5800, page 380, amended in Book 5800, page 381, said Register's Office, which Plan shows a 50, foot minimum building setback line from Tyne Boulevard, and easement for public utility and drainage purposes to which said Plans reference is made for a more complete description. Restrictions of record in Book 6239, page 511, reinstatement of Restrictive Covenants by instrument of record in Instrument No. 20190513-0044889, said Register's Office.

This instrument is executed on behalf of Bryan C. Williams and Reinaldo Mercado-Ruiz by Ann Birthright pursuant to a Power of Attorney executed by them on the 13th day of May, 2019, of record in Instrument No. 20190513-0044890, 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 1472 Tyne Boulevard, 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 the 13th day of November, 2019

Bryan C. Williams by Ann Birthright, Attorney-in-Fact

Bryan C. Williams by Ann Birthright, Attorney-In-Fact Attorney-in-Fact

Reinaldo Mercado-Ruiz by Ann Birthright, Attorney-in-Fact

Reinaldo Mercado-Ruiz by Ann Birthright, Attorney-In-Fact Ann Birthright, Attorney-in-Fact

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, **Ann Birthright**, 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 **Bryan C. Williams and Reinaldo Mercado-Ruiz**, 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 13th day of November, 2019.

Notary

My Commission Expires:

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2022

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: $605,000.00.

Affiant

Sworn and subscribed before me this 13th day of November, 2019.

Notary

My Commission Expires:

SHANNON PHILDIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 01, 2020

EXHIBIT "A"
To
Warranty Deed

FROM: Bryan C. Williams and Reinaldo Mercado-Ruiz

TO: Roy Douglass Markham and Frances Brown Markham

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.

Ann Birthright
Ann Birthright, Affiant

Sworn to and subscribed before me this 13th day of November, 2019.

Notary Public

My Commission Expires:

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

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, 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.

Ernest D Bennett III
Signature

State of Tennessee)
)
County of Davidson)

Personally appeared before me, Anthony N. Greco, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

(Affix Seal)

ANTHONY N. GRECO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES 9/7/2020

Notary Signature

My Commission Expires: September 7, 2020