Karen Johnson Davidson County
Batch# 315849 DEEDWARR
11/14/2019 04:05:30 PM 3 pgs
Fees: $18.00 Taxes: $764.05
20191114-0117799

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.: 60717

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Brandon Burton Dominique S. Burton 732 Garrison Drive Nashville, TN 37207	FirstBank 318 Seaboard Lane, Suite 205 Franklin, TN 37067

TAX MAP PARCEL NUMBERS: 05910031500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$206,500.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Maggie T. Johnson, unmarried,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Brandon Burton and Dominique S. Burton, 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. 9 on the Plan of Revised Final Plat Lot Nine Phase Two, Section Nine Haynes Manor Subdivision of record in Book 8250, page 300, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Charlie Johnson and wife, Maggie T. Johnson by Warranty Deed from James Vincent, Jr., a single person, dated May 20, 1982 and recorded on June 7, 1982 of record in Book 5895, page 56, Register's Office for Davidson County, Tennessee. The said Charlie Johnson has since died.

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

This conveyance is subject to: Taxes for 2020, and subsequent years; The Plan, with Owner's Certificate, of record in Book 8250, page 300, said Register's Office, which Plan shows a 10 foot easement for public utility and drainage purposes along the rear line(s) of said lot. And a 30 x 25 foot utility anchor easement located on the northwesterly front corner of said lot, and a 75 foot T.V.A. easement along the rear half of said lot. Deeds of Conveyance to the Metropolitan Government of Nashville and Davidson County, Tennessee Department of Water and Sewerage Services of record in Book 8127, page 733, and Book 8127, page 686, said Register's Office.

This instrument is executed on behalf of Maggie T. Johnson by Benita Lynch pursuant to a Power of Attorney executed by heron the 13th day of November, 2019, of record in Instrument No. 20191114O117798, 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 732 Garrison Drive, Nashville, TN 37207

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 24th 13 November GP day of ~~October~~, 2019

Maggie T. Johnson by Benita Lynch, Attorney In Fact

Maggie T. Johnson by Benita Lynch, 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, **Benita Lynch** 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 **Maggie T. Johnson**, 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 24th 13 November GP day of ~~October~~, 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: $206,500.00.

Affiant

Sworn and subscribed before me this 24th 13 WD day of ~~October~~, November WD 2019.

Notary

My Commission Expires: 10/2/23

VENIKKIA BRANCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

EXHIBIT "A"
To
Warranty Deed

FROM: Maggie T. Johnson

TO: Brandon Burton

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.

Benita Lynch

Benita Lynch, Affiant

Sworn to and subscribed before ~~me~~ this ~~24th~~ 13th day of ~~October~~ November, 2019.

Notary Public

My Commission Expires: 11-3-20

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

Certificate of Authenticity

I, Venikka Branch 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, Cari Allen a notary public for this county
And state, Venikka Branch 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: 7-5-21

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021