PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
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Karen Johnson Davidson County
Batch# 352625 DEEDWARR
02/03/2020 02:27:57 PM 4 pgs
Fees: $23.00 Taxes: $10,465.92
20200203-0012323

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

W & I Ref: () Title No.: 60844

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Craig Perry Sara G. Perry 311 Sunnyside Dr Nashville, TN 37205	NEW OWNER

TAX MAP PARCEL NUMBERS: 11607001000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$2,828,625.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **J. Clark Akers, III and Eleanor Akers, as tenants in common, as to a one-half (1/2) interest each,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Craig Perry and Sara G. Perry, 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 a parcel of land known as 4400 Malone Avenue in the city of Belle Meade, Second Civil District, Thirty-Fourth Councilmanic District, Davidson County, Tennessee, said parcel being located in the northwesterly quadrant of the intersection of Malone Avenue and Sunnyside Drive, being Lots 5 and 6 of Block "A" as described on an unrecorded plan of the Thomas H. Malone, and Ellen F. Malone land, being the same property conveyed to Leon M. Marlow and Marjorie H. Marlowe by Deed of Record in Book 1807, page 103, R.O.D.C., and being more particularly described as follows:

BEGINNING at a point in the northerly right-of-way line of Malone Avenue, said monument being located S 64 degrees 02 minutes 23 seconds W, 24.85 feet from the westerly right-of-way line of Sunnyside Drive;

THENCE, with said northerly line of Malone Avenue, S 64 degrees, 02 minutes, 23 seconds W, 223.54 feet to a concrete monument;

THENCE, leaving said northerly right-of-way line with the easterly line of property conveyed to J. Kenneth Jacobs and Ellen W. Jacobs by Deed of Record in Book 7033, Page 116, said Register's Office, N 26 degrees, 7 minutes, 27 seconds W, 340.19 feet to a concrete monument;

THENCE, leaving said easterly line with the southerly line of property conveyed to P. Millard Cohen and Peggy L. Cohen by Deed of Record in Book 4868, Page 64, said Register's Office, N 63 degrees 55 minutes 46 seconds E, 249.74 feet to a concrete monument in the westerly right-of-way line of Sunnyside Drive;

THENCE, leaving said southerly line with the westerly right-of-way line of Sunnyside Drive, S 25 degrees 54 minutes 00 seconds E, 315.71 feet to a concrete monument (Said call was erroneously omitted from prior conveyance);

THENCE, continuing with a curve to the right 39.12 feet to a concrete monument and the point of beginning, said curve having a central ange of 89 degrees (erroneously referred to as 39 degrees in prior conveyance) 05 minutes, a radius of 25.00 feet, a tangent of 24.85 feet, and a chord of S 18 degrees 57 minutes 12 seconds W, 35.25 feet.

Containing 84,656 square feet or 1.94 acres, more or less.

Being the same property conveyed to J. Clark Akers, III by Warranty Deed from Hugh W. Entrekin, Trustee with full power to convey without the necessity of the joinder of any beneficiary dated December 10, 1999 and recorded on May 23, 2000 of record in Instrument No. 20000523-0051668, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated April 24, 2007, recorded May 30, 2007, of record in Instrument No. 20070530-0064164, said Register's Office, the said J. Clark Akers III conveyed to Eleanor Akers a one-half interest as tenant in common in subject property.

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. No insurance is afforded as to the amount of acreage contained herein.

This instrument is executed on behalf of J. Clark Akers III by Eleanor M. Akers, pursuant to a Power of Attorney executed by him on the 10th day of October, 2014, of record in Instrument No. 20191218-0130729, 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 311 Sunnyside Drive, Nashville, TN 37205

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 28th day of January, 2020

J. Clark Akers, III by Eleanor M. Akers, Attorney-In-Fact

Eleanor Akers

State of Tennessee

County of Davidson

On this 28th day of January, 2020, before me the undersigned authority, personally appeared **Eleanor Akers**, 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.

My Commission Expires:



Notary

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, **Eleanor M. Akers** 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 **J. Clark Akers III**, 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 28th day of January, 2020

My Commission Expires:



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: $2,828,625.00.

Affiant

Sworn and subscribed before me this 31st day January, 2020

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: J. Clark Akers III and Eleanor Akers

TO: Craig Perry and Sara G. Perry

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.

Eleanor M. Akers

Eleanor M. Akers, Affiant

Sworn to and subscribed before me this 28th day of January, 2020

Notary Public

My Commission Expires: _____

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