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# 375034 DEEDWARR
03/19/2020 02:32:20 PM 3 pgs
Fees: $18.00 Taxes: $1,794.50
20200319-0030503

W & I Ref: (DM) Title No.: 60875

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Peter Person Carol Person 6232 Palomar Court Nashville, TN 37211	NEW OWNER

TAX MAP PARCEL NUMBERS: 172100B06900CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$485,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Caleb Cotham and Candace Cotham, husband and wife,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Peter Person and Carol Person , 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. 69 on the Plan of Christiansted Valley Phase 2, Revision I, Cluster Lot Development, of record in Instrument No. 20010209-0012854, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Caleb Cotham and Candace Cotham, husband and wife, by Warranty Deed from Andrew Howe and wife, Jennifer L. Howe, dated August 8, 2016 and recorded on August 9, 2016, of record in Instrument No. 20160809-0082933, Register's Office for Davidson County, Tennessee.

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 of record in Instrument No. 20010209-0012854, said Register's Office, shows an owner's certificate easement(s) to which plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 19991221-0305559; Instrument No. 20000728-0074515; Instrument No. 20070206-0015266; and, Instrument No. 20170602-0055138, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars. Charter of Christiansted Valley Homeowners Association, Inc., of record in Instrument No. 19991221-0305560; and, Instrument No. 19991221-0305561, said Register's Office.

This instrument is executed on behalf of Caleb Cotham by Candace Cotham pursuant to a Power of Attorney executed by him on the 9 day of March, 2020, of record in Instrument No. 20200319-0030502, 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 6232 Palomar Court, Nashville, TN 37211

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 19th day of March, 2020

Caleb Cotham by Candace Cotham

Caleb Cotham by Candace Cotham, Attorney-In-Fact Candace Cotham

Attorney in fact

State of Tennessee

County of Davidson

On this 19th day of March, 2020, before me the undersigned authority, personally appeared **Candace Cotham**, 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:

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

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, **Candace Cotham** 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 **Caleb Cotham**, 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 19th day of March, 2020

Notary

My Commission Expires:

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

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: $485,000.00.

Affiant

Sworn and subscribed before me this 19 day of March, 2020

Notary

My Commission Expires:

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-25-2022

EXHIBIT "A"
To
Warranty Deed

FROM: Caleb Cotham and Candace Cotham

TO: Peter Person and Carol Person

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.

Candace Cotham, Affiant

Sworn to and subscribed before me this 19th day of March, 2020

Notary Public

My Commission Expires:

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