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# 408585 DEEDWARR
06/01/2020 01:37:50 PM 4 pgs
Fees: $23.00 Taxes: $1,443.00
20200601-0056118

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

W & I Ref: (DM) Title No.: 60987

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Shirley A. Walker 8025 Montcastle Drive Nashville, TN 37221	New Owner

TAX MAP PARCEL NUMBERS: 155020A00700CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$390,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Robert S. Goodwin, Jr., unmarried and Rose Griggs Goodwin, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Shirley A. Walker, 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. 7 on the Plan of Montcastle Estates of record in Book 6900, pages 326 and 327, Register's Office for said County, to which Plan reference is made for a complete description.

Being the same property conveyed to Robert S. Goodwin, Jr. by Warranty Deed from Edwin Benjamin Sanders and wife, Mary H. Sanders, dated June 2, 2008 and recorded on June 5, 2008, of record in Inst. No. 20080605-0057762, Register's Office for Davidson County, Tennessee. Rose Griggs Goodwin, former spouse of Robert S. Goodwin, Jr., conveys her marital interest in subject property pursuant to the terms of the Final Decree of Divorce and Agreed Order Amending Final Decree of Divorce, No. 17D71, in the Fourth Circuit Court for Davidson County, Tennessee.

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

Taxes for 2020, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 6900, pages 326 and 327, said Register's Office; Subject to the Declaration of Covenants, Conditions and Restrictions of record in Book 7170, page 926, amended in Book 7260, page 295, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; Charter of Montcastle Estate Homeowners Association, Inc., of record in Book 7421, page 27, said Register's Office.

Rose Griggs Goodwin, former spouse of Robert S. Goodwin, Jr. joins in execution of this instrument to convey her marital interest pursuant to the terms of the Final Decree of Divorce, Docket No. 17D71 in the Fourth Circuit Court for Davidson County, Tennessee and amendments thereto.

This instrument is executed on behalf of Rose Griggs Goodwin by Jacqueline Dixon pursuant to a Power of Attorney executed by her on the _____ day of May, 2020, of record in Instrument No. _____, 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 8025 Montcastle Drive, Nashville, TN 37221

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 May, 2020

Robert S. Goodwin Jr.

Rose Griggs Goodwin by Jacqueline Dixon, Attorney-In-Fact

State of Tennessee

County of Davidson

On this 28th day of May, 2020, before me the undersigned authority, personally appeared **Robert S. Goodwin Jr.**, 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: 5/7/2024

GREGORY POLZIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

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, **Jacqueline Dixon** 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 **Rose Griggs Goodwin**, 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 May, 2020.

Notary

My Commission Expires: _____

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: $390,000.00.

Affiant

Sworn and subscribed before me this 28th day of May, 2020.

Notary

My Commission Expires: JAN 8, 2024

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

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 May, 2020

Robert S. Goodwin Jr.

Rose Griggs Goodwin by Jacqueline Dixon, Attorney-In-Fact

State of Tennessee

County of Davidson

On this _____ day of May, 2020, before me the undersigned authority, personally appeared **Robert S. Goodwin Jr.**, 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: _____

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, **Jacqueline Dixon** 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 **Rose Griggs Goodwin**, 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 May, 2020.

Notary

My Commission Expires: 7-5-21

JANET L. FLINT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

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: $390,000.00.

Affiant

Sworn and subscribed before me this 28th day of May, 2020.

Notary

My Commission Expires: JAN 8, 2024

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

EXHIBIT "A"
To
Warranty Deed

FROM: Robert S. Goodwin Jr. and Rose Griggs Goodwin

TO: Shirley A. Walker

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.

Jacqueline Dixon, Affiant

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

Notary Public

My Commission Expires: 7-5-21

JANET L. FLINT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021