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# 412503 DEEDWARR
06/09/2020 03:29:10 PM 3 pgs
Fees: $18.00 Taxes: $851.00
20200609-0059276

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

W & I Ref: (DM) Title No.: 61024

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
H.G. Hill Realty Company, LLC, a Tennessee limited liability company, 3011 Armory Drive Suite 130 Nashville, TN 37204	NEW OWNER

TAX MAP PARCEL NUMBERS: 02605004000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$230,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jerry D. Hall and Cynthia Dee Hall**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **H.G. Hill Realty Company, LLC, a Tennessee limited liability company,** 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. 10 and the westerly 25 feet of Lot No. 11 of Block A, on the Plan of Roscoe Place, of record in Book 843, page 72, Register's Office for Davidson County, Tennessee.

Said Lot No. 10 and the westerly part of Lot No. 11 front together 75 feet on the southerly margin of Roscoe Street and extend back between parallel lines, 200 feet to a dead line.

Being the same property conveyed to Jerry D. Hall and wife, Cynthia Dee Hall by Warranty Deed from Richard A. Clinard, married, dated November 30, 2012 and recorded on December 3, 2012 of record in Instrument No. 20121203-0110704, 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; All Matters shown on the Plan of record in Book 843, page 72, said Register's Office.

This instrument is executed on behalf of Cynthia Dee Hall by Jason Hall pursuant to a Power of Attorney executed by her on the 4th day of June, 2020, of record in Instrument No. 20200609-0059275 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 111 Roscoe Street, Goodlettsville, TN 37072

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 8th day of June, 2020.

Jerry D. Hall

Cynthia Dee Hall by Jason Hall, Attorney-In-Fact

State of Tennessee

County of Davidson

On this 8th day of June, 2020, before me the undersigned authority, personally appeared **Jerry D. Hall**, 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: 5/7/24

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, **Jason Hall** 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 **Cynthia Dee Hall**, 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 8th day of June, 2020.

Notary

My Commission Expires: 5/7/24

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

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: $230,000.00.

Affiant

Sworn and subscribed before me this 8th day of June, 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: Jerry D. Hall and Cynthia Dee Hall

TO: H.G. Hill Realty Company, LLC, a Tennessee limited liability company,

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.

Jason Hall, Affiant

Sworn to and subscribed before me this 8th ~~day~~ of June, 2020.

Notary Public

My Commission Expires: 5/7/24

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