PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
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Nashville, TN 37205
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Karen Johnson Davidson County
Batch# 448257 DEEDWARR
07/31/2020 03:15:30 PM 4 pgs
Fees: $23.00 Taxes: $6,105.00
20200731-0084859

Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 61037

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
309 Walnut, LLC, a Tennessee limited liability company 4525 Harding Pike Suite 251 Nashville, TN 37205	New Owner

TAX MAP PARCEL NUMBERS: 11607008100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,650,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Andrew L. May and Nancy J. Brown, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **309 Walnut, 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. 11 and the northerly 1/2 of Lot No. 10 on the Plan of Walnut Grove Subdivision, as of record in Plat Book 974, page 2, Register's Office for said County, to which plan reference is made for a more complete description.

Said Lot and part of said Lot adjoin and front together 150 feet on the west side of Walnut Drive and run back between lines 270 feet on the north line of Lot No 11 and 269 feet on the south line of Part of Lot 10, to the east margin of Glenside Avenue (now closed) on which it measures 150 feet.

Being the same property conveyed to Andrew L. May and wife, Nancy J. Brown, by Warranty Deed from Thomas H. McKelvey, Jr. and wife, Amy S. McKelvey, dated April 30, 1992 and recorded on May 1, 1992, of record in Book 8616, page 537, 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: Metro and Belle Meade City taxes for 2020, and subsequent years; The Plan, with Owner's Certificate, of record in Book 974, page 2, said Register's Office; Boundary Line and Easement Agreement of record in Inst. No. 20170522-0050535, said Register's Office; Easement for sanitary sewer to the City of Belle Meade of record in Book 5808, page 619, said Register's Office.

This instrument is executed on behalf of Nancy J. Brown by Andrew L. May pursuant to a Power of Attorney executed by her on the 27th day of July, 2020, of record in Instrument No. _202007310084858_, 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 309 Walnut 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.

202007310084859

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 31st day of July, 2020.

Andrew L. May

Nancy J. Brown by

Nancy J. Brown by Andrew L. May, Attorney-In-Fact

Attorney-in-fact

State of Tennessee

County of Davidson

On this 31st day of July, 2020, before me the undersigned authority, personally appeared **Andrew L. May**, 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:

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

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, **Andrew L. May** 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 **Nancy J. Brown**, 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 31st day of July, 2020.

Notary

My Commission Expires:

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

Return to:

MAGNOLIA TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206

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: $1,650,000.00.

Affiant

Sworn and subscribed before me this 31st day of July, 2020.

Notary

My Commission Expires: 1/3/23

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Deed Warranty w POA BP WI1 - 12/92

EXHIBIT "A"
To
Warranty Deed

FROM: Andrew L. May and Nancy J. Brown

TO: 309 Walnut, 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.

Andrew L. May, Affiant

Sworn to and subscribed before me this 31st day of July, 2020.

Notary Public

My Commission Expires: _____

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

Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, D. Hardwick, a notary public for this county and state, Leslie Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

D. Hardwick

Notary's Signature

My Commission Expires: 5/23/2023

Notary's Seal (If on paper)

