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# 461938 DEEDWARR
08/21/2020 03:17:18 PM 3 pgs
Fees: $18.00 Taxes: $5,827.50
20200821-0094819

Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 61131

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Daniel Bess Jennifer Bess 712 Estes Road Nashville, TN 37215	SWBC Mortgage Corporation 9311 San Pedro Suite 100 San Antonio, TX 78216

TAX MAP PARCEL NUMBERS: 11604015900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,575,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Alejandro Rivas and Ana Maria Osses, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Daniel Bess and Jennifer Bess**, 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 the south 50 feet of Lot No. 7 and the north 25 feet of Lot No. 8, in Block I on the Plan of W. M. Cantrell's Subdivision of record in Plat Book 332, page 85, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said parts of Lot Nos. 7 and 8 front together 75 feet on the Easterly side of Estes Avenue and run back between parallel lines 252 feet to an alley.

Being the same property conveyed to Alejandro Rivas and Ana Maria Osses, husband and wife, by Warranty Deed from Open Door Properties, LLC, a Tennessee limited liability company, dated November 18, 2016 and recorded on November 21, 2016, of record in Inst. No. 20161121-0122778, 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, with Owner's Certificate, of record in Book 332, page 85, said Register's Office; Easement for roadway and utility purposes in Alley #1703, a 15 foot unimproved alley lying to the rear of subject property retained by the Metropolitan Government of Nashville and Davidson County, Tennessee; ALTA/ACSM Land Title Survey dated March 28, 2017, prepared by Donlon Land Surveying, LLC, Timothy Mark Donlon, TN R.L.S. #2297, as Job No. 215079 shows overhead power lines across the northwesterly corner and southwesterly portion of said Lot.

This instrument is executed on behalf of Alejandro Rivas and Ana Maria Osses by Stephanie Osborne pursuant to a Power of Attorney executed by them on the 15th day of August, 2020, of record in Instrument No. 20200821-0094818, 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 712 Estes Road, Nashville, TN 37215

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 20th day of August, 2020.

Alejandro Rivas by,
Stephanie Osborne, Attorney-in-fact

Alejandro Rivas by Stephanie Osborne, Attorney-In-Fact

Ana Maria Osses by,
Stephanie Osborne, Attorney-in-fact

Ana Maria Osses by Stephanie Osborne, Attorney-In-Fact

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, **Stephanie Osborne** 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 **Alejandro Rivas and Ana Maria Osses**, 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 20th day of August, 2020.

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

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $1,575,000.00.

Affiant

Sworn and subscribed before me this 20th day of August, 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: Alejandro Rivas and Ana Maria Osses

TO: Daniel Bess and Jennifer Bess

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.

Stephanie Osborne, Affiant

Sworn to and subscribed before me this 20th day of August, 2020.

Notary Public

My Commission Expires: _____

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