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

Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

Karen Johnson Davidson County
Batch# 514082 DEEDWARR
11/10/2020 03:11:09 PM 4 pgs
Fees: $23.00 Taxes: $5,661.00
20201110-0132709

W & I Ref: (DM) Title No.: 61414

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Betty L. Kimbrell 3608 A West End Avenue Nashville, TN 37205	NEW OWNER

TAX MAP PARCEL NUMBERS: 104090W10800CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,530,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Russell Gibson and Julie Countess, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Betty L. Kimbrell,** 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. 108 on the Plan of Richland Hall Section II of record in Inst. No. 20160621-0062851, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Russell Gibson and Julie Countess, husband and wife, by Special Warranty Deed from Mike Ford Custom Builders, LLC, dated may 6, 2019 and recorded on May 8, 2019, of record in Inst. No. 20190508-0042991, 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 2021, and subsequent years; The Plan, with Owner's Certificate, of record in Inst. No. 20160621-0062851, said Register's Office, to which Plan reference is made for a more complete description; The Declaration of Covenants, Conditions and Restrictions of record in Inst. No. 20161122-0123312 and Inst. No. 20181128-0116165, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Inst. No. 20160205-0011276, said Register's Office; Charter of Richland Hall Community Association, Inc. of record in Inst. No. 20161209-0129443, said Register's Office; Declaration of Reciprocal Easements and Covenants of record in Inst. No. 20150803-0076592, said Register's Office; Easement retained by Welch College, a Tennessee non-profit corporation, in deeds of record in Inst. No. 20150619-0059102 and Inst. No. 20150619-0059101, said Register's Office; Access to private alley granted to Welch Library contained in Inst. No. 20161122-0123312, said Register's Office; Agreement for Easement for

Encroachment of Structures Limited Access for Maintenance and Emergency Egress of record in Inst. No. 20130108-0002481, said Register's Office; Encroachment Agreement of record in Inst. No. 20150619-0059105, said Register's Office.

This instrument is executed on behalf of Julie Countess by Russell Gibson pursuant to a Power of Attorney executed by her on the 4th day of November, 2020, of record in Instrument No. 20201110-0132708 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 3608 A West End Avenue, 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.

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 9th day of November, 2020.

Russell Gibson

Julie Countess By Russell Gibson ATTORNEY-IN-FACT

Julie Countess by Russell Gibson, Attorney-In-Fact

State of Tennessee

County of Davidson

On this 9th day of November, 2020, before me the undersigned authority, personally appeared **Russell Gibson**, 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, **Russell Gibson** 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 **Julie Countess**, 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 9th day of November, 2020.

My Commission Expires: _____

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

Notary _____

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: $1,530,000.00.

Affiant _____

Sworn and subscribed before me this 9th day of November, 2020.

Notary _____

My Commission Expires: _____

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

EXHIBIT "A"
To
Warranty Deed

FROM: Russell Gibson and Julie Countess

TO: Betty L. Kimbrell

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.

Russell Gibson, Affiant

Sworn to and subscribed before me this 9th day of November, 2020.

Notary Public

My Commission Expires: _____

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