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
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

Karen Johnson Davidson County
Batch# 524805 **DEEDWARR**
12/04/2020 01:57:31 PM 3 pgs
Fees: $18.00 Taxes: $6,475.00
20201204-0141291

W & I Ref: (DM) Title No.: 61406

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
James Madison Love II Laura Magee Love 701 Jackson Boulevard Nashville, TN 37205	New Owner

TAX MAP PARCEL NUMBERS: 13006003400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,750,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Frances K. Hardcastle, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James Madison Love II and Laura Magee Love, 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 easterly half of Lot No. 5 and all of Lot No. 6 on the plat of a subdivision of Lot No. 47 in Belle Meade, as of record in Book 421, page 169, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 5 and all of Lot No. 6 front together 150 feet on the southerly side of Sheppard Place and run back 238.25 feet more ore less, on the westerly line, and 218-1/2 feet on the easterly line, with the westerly margin of Jackson Boulevard, to a dead line, measuring 114 feet thereon.

Being the same property conveyed to John B. Hardcastle and wife Frances K. Hardcastle, by Warranty deed from Ross I. Evans, Jr., and wife Patricia C. Evans, dated May 19, 1975 and recorded on May 21, 1975, of record in Book 4914, page 796, Register's Office for Davidson County, Tennessee. The said John B. Hardcastle has since died.

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 421, page 169, said Register's Office. Restrictions contained in instruments of record in Book 577, page 539, said Register's Office. Easement for sanitary sewer to the City of Belle Meade of record in Book 5787, page 354, said Register's Office.

This instrument is executed on behalf of Frances K. Hardcastle by John B. Hardcastle, Jr., pursuant to a Power of Attorney executed by her on the 28th day of March, 2019, of record in Instrument No. 20201120-0136789, 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 701 Jackson Boulevard, 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 30th day of November, 2020.

Frances K. Hardcastle by John B. Hardcastle, Jr., attorney-in-fact

Frances K. Hardcastle by John B. Hardcastle, Jr.,
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, **John B. Hardcastle, Jr.,** 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 **Frances K. Hardcastle**, 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 30th day of November, 2020.

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

My Commission Expires: _____

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: $1,750,000.00.

Affiant

Sworn and subscribed before me this 30th day of November, 2020.

Notary

My Commission Expires: _____

ASHLEY SCHAD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

EXHIBIT "A"

To

Warranty Deed

FROM: Frances K. Hardcastle

TO: James Madison Love II and Laura Magee Love

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.

John B. Hardcastle, Jr.,, Affiant

Sworn to and subscribed before me this 30th day of November, 2020.

Notary Public

My Commission Expires: _____

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