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# 525001 **DEEDWARR**
12/07/2020 10:31:38 AM 3 pgs
Fees: $18.00 Taxes: $3,977.50

20201207-0141579

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 61525

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Read Christie Hauck Brittany Wood Hauck 213 Woodford Place Nashville, TN 37215	Hancock Whitney Bank 2285 Lakeshore Dr., Bldg. 4 New Orleans, LA 70122

TAX MAP PARCEL NUMBERS: 15902005900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,075,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James Ernest Harbison and Elizabeth Hodgson Harbison, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Read Christie Hauck and Brittany Wood Hauck** 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. 68 on the Plan of Hound's Run, of record in Book 6900, pages 167-171, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James Ernest Harbison and wife, Elizabeth Hodgson Harbison by Warranty Deed from Cyrus L. Booker and Cherie A. Booker, dated May 25, 2005 and recorded on May 27, 2005, of record in Instrument No. 20050527-0060258, 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 of record in Book 6900, pages 167-171, said Register's Office, shows an owner's certificate, a minimum building setback line(s) and easement(s) to which plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 7079, page 995; Book 7238, page 736; Book 11719, page 845; and, Instrument No. 20060206-0014746, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars. Charter of Hound's Run Homeowner's Association, Inc., of record in Book 7253, page 992, said Register's Office.

This instrument is executed on behalf of Elizabeth Hodgson Harbison by James Ernest Harbison pursuant to a Power of Attorney executed by her on the 24th day of November, 2020, of record in Instrument No. 20201207-0141578, 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 213 Woodford Place, 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 4th day of December, 2020.

James Ernest Harbison

James Ernest Harbison

Elizabeth Hodgson Harbison by James Ernest Harbison, Attorney-In-Fact

Elizabeth Hodgson Harbison by James Ernest Harbison, Attorney-In-Fact

State of Tennessee

County of Davidson

On this 4th day of December, 2020, before me the undersigned authority, personally appeared **James Ernest Harbison**, 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, **James Ernest Harbison** 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 **Elizabeth Hodgson Harbison**, 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 4th day of December, 2020.

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

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $1,075,000.00.

Tracy Perry

Affiant

Sworn and subscribed before me this 4th day of December, 2020.

Jenna Lyn Preble

Notary

My Commission Expires: May 9, 2023

JENNA LYN PREBLE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES MAY 9, 2023

EXHIBIT "A"

To

Warranty Deed

FROM: James Ernest Harbison and Elizabeth Hodgson Harbison

TO: Read Christie Hauck and Brittany Wood Hauck

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.

James Ernest Harbison

James Ernest Harbison, Affiant

Sworn to and subscribed before me this 4th day of December, 2020.

Notary Public

My Commission Expires: _____

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