Karen Johnson Davidson County
Batch# 627419 DEEDWARR
05/03/2021 11:43:30 AM 5 pgs
Fees: $28.00 Taxes: $2,775.00
20210503-0058944

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)

#36239

W & I Ref: (DM) Title No.: 61795

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
D and E Investments I, LLC 1001 Belle Meade Blvd. Nashville, TN 37205	D and E Investments LLC NEW OWNER 1001 Belle Meade Blvd. Nashville, TN 37205

TAX MAP PARCEL NUMBERS: 13002001500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$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 **Samuel G. Williamson and Eleanor F. Williamson, husband and wife,** hereinafter called the **Grantors**, have bargained and sold, and by these presents do hereby transfer and convey unto **D and E Investments I, 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 Nos. 33, 34 and 35 of Block 4 on the Plan of Courts of Belle Meade of record in Book 547, page 141, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Samuel G. Williamson and wife, Eleanor F. Williamson by Warranty Deed from Maston L. Ballew, IV, married, dated September 5, 2013 and recorded on September 6, 2013, of record in Inst. No. 20130906-0094371, 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; All matters shown in the Plan of record in Book 547, page 141, said Register's Office; Terms and conditions of any restrictions, omitting those regarding race, which may remain applicable and as contained in the Deed to E. M. Patterson of record in Deed Book 775, page 6, in the Register's Office for Davidson County, Tennessee; Terms and conditions of the privileges to water taps as contained in the Installment Deed to Harry and Ethel Zeitlin of record in Book 1307, page 347, in the Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Samuel G. Williamson and Eleanor F. Williamson by L. Wilford Fuqua pursuant to a Power of Attorney executed by them on the 26th day of April, 2021, of record in Instrument No. 20210428-0056513 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 112 LaSalle Court, 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 28th day of April, 2021.

Samuel G. Williamson by L. Wilford Fuqua, Attorney-in-Fact

Eleanor F. Williamson by L. Wilford Fuqua, 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, **L. Wilford Fuqua** 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 **Samuel G. Williamson and Eleanor F. Williamson**, 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 28th day of April, 2021.

Notary

My Commission Expires

MARGARET H. TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2024

Deed Warranty w POA BP WLI - 12/92

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: $750,000.00.

Affiant

Sworn and subscribed before me this 28th day of April, 2021.

Notary

My Commission Expires: October 2, 2023

STACY L THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 2, 2023

EXHIBIT "A"
To
Warranty Deed

FROM: Samuel G. Williamson and Eleanor F. Williamson

TO: D and E Investments I, LLC

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.

L. Wilford Fuqua

L. Wilford Fuqua , Affiant

Sworn to and subscribed before me this 28th day of April, 2021.

Margaret H Taylor

Notary Public

My Commission Expires: _____

MARGARET H. TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2024

TRUE COPY CERTIFICATION

I, KELLY E. COX, 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 and authenticated according to law.

Kelly E. Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, Kelly E. Cox, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: October 2, 2023
Notary Seal:

