This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-16347-DJ

Please Return to:

Magnolia Title & Escrow
150 N Royal Oaks Blvd
Franklin, TN 37067

Karen Johnson Davidson County
Batch# 844138 DEEDWARR
04/22/2022 10:07:30 AM 4 pgs
Fees: $23.00 Taxes: $1,554.00
20220422-0046673



STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $420,000.00.

Affiant

Subscribed and sworn to before me, this the 13th day of April, 2022.

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
James Wallace and Beverly Wallace 225 Boxmere Place Nashville, TN 37215	Same as new owners	131-06-0E-225-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Peggy D. Depriest, unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **James Wallace and Beverly Wallace, husband and wife**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 225 on the Plan of Burton Hills, Village of Boxmere, Phase 1, a condominium, created under Title 66, Chapter 27, Sections 1 01 , et seq., as amended, Tennessee Code Annotated, of record in Plat Book 6250, page 284 and amended in Book 6250, page 649, and as established by a Master Deed of record in Book 6666, page 749, as amended in Book 6824, page 308, Book 6908, page 738, Book 6921, page 226, Register's Office, Davidson County, Tennessee, together with the undivided percentage Interest in the Common Elements appurtenant to said unit as set forth in Exhibit "C" of said Master Deed, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Peggy D. DePriest by Warranty Deed from Michael Grimes and wife, Dixie Grimes, dated September 6, 2013, recorded September 12, 2013, of record in Instrument No. 20130912-0096345, Register's Office for Davidson County, Tennessee.

This Instrument executed on behalf of Peggy D. Depriest ("Principal") by Rachel Nelley pursuant to the Power of Attorney of record in Instrument Number 202204220046672, 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 located at: **225 Boxmere Place, Nashville, TN 37215**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of April, 2022.

GRANTOR:

Peggy D. Depriest by Rachel Nelley as attorney in fact

Peggy D. Depriest by Rachel Nelley, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Rachel Nelley the within named bargainor(s), 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 Peggy D. Depriest ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 13th day of April, 2022.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26

202204220046673

EXHIBIT "A"
TO Warranty Deed

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Affiant

WITNESS my hand and seal at office this 13th day of April, 2022.

Notary Public
My Commission Expires: 3/3/26

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202204220046673

Certificate of Authenticity

I, Elizabeth Yerger, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on **April 13, 2022**.

Affiant Signature

4/15/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this

15th day of **April**, 20**22**.

Notary's Signature

My Commission Expires: _____

Notary's Seal (if on paper)

