PREPARED BY (AND RETURN TO):

**WILKINS & IVEY**
Attorneys At Law

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Davidson County DEEDWARR
Recvd: 08/15/07 14:39 3 pgs
Fees:18.00 Taxes:878.75
20070815-0097706

W & I Ref: Title No: 48845

Dav. Co. File: Box 8

| **ADDRESS NEW OWNER:** | **RESPONSIBLE FOR TAX PAYMENT:** |
|---|---|
| Alison R.<br>3475 Golf Club Lane<br>Nashville, Tennessee 37215 | Bank of America, N.A.<br>P. O. Box 17404<br>Baltimore, MD 21297-1404 |

**TAX MAP-PARCEL NUMBERS:** 117070F00300CO

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$237,500.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mary Canniff, unmarried and Katherine Canniff Welty and spouse, Chris Welty**, hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Alison R. Anderson, unmarried,** 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:**

A Condominium Apartment in Davidson County, Tennessee being Unit No. 3 of Brighton Court Condominium Phase One a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "D" to the Master Deed of record in Book 6629, page 532 amended in Book 6912, page 158 and Book 6912, page 163 Register's Office for said County, to which Source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Kathryn Canniff and Mary Canniff, as joint tenanat with right of survivorship by deed from Mary M. Driver, married of record in Doc. No. 20030609-0078948, said Register's Office dated and executed on May 28, 2003 and recorded on June 9, 2003 in the Register's office for Davidson County, Tennessee the said Kathryn Canniff is now known as Kathryn Canniff Welty.

Chris Welty, spouse of Kathryn Canniff Welty, joins in this conveyance solely to convey any and all marital interest he may have in subject property.

**Description Reference:** Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2007, and subsequent years; The Plan, with Owner's Certificate, of record as set forth in Exhibit "D" to the Master Deed in Book 6629, Page 532 as amended in Book 6912, page 158 and Book 6912, page 163, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 6629, page 532, Book 6912, page 158, Book 6912 page 163, Book 10364 page 141, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This instrument is executed on behalf of Mary Canniff by Steven Myers pursuant to a Power of Attorney executed by her on the 26th day of July, 2007 of record in Instrument No. __ 200708150097705 ___, 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 instrument is executed on behalf of Kathryn Canniff Welty and Chris Welty by Steven Myers pursuant to a Power of Attorney executed by her on the 27th day of July, 2007 of record in Instrument No. ___200708150097704___, 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: 3475 Golf Club Lane, Nashville, Tennessee 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 31st day of July, 2007 .

Mary Canniff by Steven Myers atty-in-fact
**Mary Canniff By:Steven Myers, Atty-in-Fact**

Kathryn Canniff Welty by Steven Myers atty-in-fact
**Kathryn Canniff Welty By:Steven Myers, Atty-in-Fact**

Chris Welty by Steven Myers atty-in-fact
**Chris Welty, By:Steven Myers, Atty-in-Fact**

Steven Myers, atty-in-fact

**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: $237,500.00

Affiant

Sworn and subscribed before me this 31st day of July, 2007

Notary Public

My Commission Expires: _____




My Commission Expires SEPT. 25, 2010

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 , **Steven Myers** 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 **Mary Canniff and Kathryn Canniff Welty and Chris Welty** , 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 31st day of July, 2007

Notary Public

My Commission Expires:

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**My Commission Expires May 2, 2011**

## EXHIBIT "A"

**To**
**Warranty Deed**

**FROM: Mary Canniff and Kathryn Canniff Welty**

**TO: Alison Anderson**

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.

**Steven Myers, Affiant**

Sworn to and subscribed before me this 31st day of July, 2007

Notary Public

My Commission Expires:

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**My Commission Expires May 2, 2011**