PREPARED BY (AND RETURN TO):


# *WILKINS & IVEY*

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Christy Wilkins Ivey

*Percy Wilkins, Jr. (of Counsel)*



Davidson County DEEDWARR
Recvd: 08/12/08 12:37 3 pg:
Fees:18.00 Taxes:629.00

20080812-0082928


W & I Ref: GJ Title No: 49544

Dav. Co. File: Box 8

| **ADDRESS NEW OWNER:** | **RESPONSIBLE FOR TAX PAYMENT:** |
|---|---|
| The LaBarge Family Limited Partnership<br>c/o Barbara P. LaBarge<br>251 Myhr Green<br>Nashville, Tennessee 37221 | Same |

**TAX MAP-PARCEL NUMBERS:** 142070C09600CO

## *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$170,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mary Lee Watson , unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **The LaBarge Family Limited Partnership** 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.110 of Ashley Green, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 6900 page 24, amended in Book 6900, page 978 and shown as Exhibit "C" to the Master Deed of record in Book 7184, page 44, said 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 Mary Lee Watson, unmarried by Warranty Deed from William Raymond Bernhardt, unmarried and Carol Ann Balch, married, as tenants in common dated October 27, 2000 and recorded on November 1, 2000 of record in Doc. No. 20001101-0108390, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to: Taxes for 2008, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6900, Page 24, amended in Book 6900, page 978 and shown as Exhibit C" to the Master Deed of record in Book 7184, page 44 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.: Agreement for Dedication of Public Utilities Easement to the Harpeth Valley Utility District of record in Doc. No. 20060724-0088823,

Register's Office for said County; The provisions of the condominium Master Deed of record in Book 7184, page 44, Book 7482, page 312, Book 7467 page 279, Book 7482, page 312, 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 Lee Watson by pursuant to a Power of Attorney executed by her on the 28th day of August, 2008, of record in Instrument No. 20080805-0080684, 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: 251 Myhr Green, Nashville, Tennessee 37221**

**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 8th day of August, 2008 .

Mary Lee Watson By

**Mary Lee Watson By: Brenda Watson Lord, Atty-in-Fact**

Brenda Watson Lord, 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: $170,000.00

Affiant

Sworn and subscribed before me this 8th day of August, 2008

Notary Public

My Commission Expires: 3-10-2010

DEBORAH H. BERRIE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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 Brenda Watson Lord, 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 Lee Watson** , 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 8th day of August, 2008

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 Lee Watson , unmarried**

**TO: The LaBarge Family Limited Partnership**

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.

**Brenda Watson Lord, Affiant**

Sworn to and subscribed before me this

8th day of August, 2008

Notary Public

My Commission Expires:

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**My Commission Expires May 2, 2011**