PREPARED BY (AND RETURN TO):

Davidson County DEEDWARR
Recvd: 06/02/11 12:10 4 pgs
Fees:23.00 Taxes:456.95
20110602-0042203

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref: DM Title No: 50902

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Elaine Forrester Anna Lee Forrester 8300 Sawyer Brown Road #N304 Nashville, Tennessee 37221	Primelending 18111 Preston Rd., Suite 900 Dallas, TX 75252

TAX MAP-PARCEL NUMBERS: 142050B07900CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$123,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Thomas H. Ware and Charles D. Ware**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Elaine Forrester and Anna Lee Forrester, as joint tenants with right of survivorship,** 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. N-304 together with the carport designated N304-C of River Plantation Section Three, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 4675, pages 75, 76 and 77 amended in Book 4675, pages 103,104 and 105, 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 Helen T. Ware, an unmarried woman, by Warranty Deed from John Wilson, a single man, dated March 1, 1999 and recorded on March 1, 1999, of record in Book 11361, page 243, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated December 24, 2006, recorded December 27, 2006, of record in Doc. No. 20061227-0159599, Helen T. Ware conveyed her interest in subject property to Thomas H. Ware and Charles D. Ware.

This property was never lived in by Thomas H. Ware or Charles D. Ware.

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

This conveyance is subject to: Taxes for 2011, and subsequent years; The Plan, with Owner's Certificate, of record in Book 4675, pages 75,76 and 77, amended in Book 4675, pages 103, 104 and 105, 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 4784, page 464, Book 5785, page 180, Book 5840 page 663, 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 Thomas H. Ware by Charles D. Ware pursuant to a Power of Attorney executed by him on the 25th day of March, 2011, of record in Instrument No. 20110602-0042202, 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: 8300 Sawyer Brown Road No. N 304, 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 31st day of May, 2011 .

Thomas H. Ware by Chas D Ware
Thomas H. Ware By: Charles D. Ware, Atty-in-Fact by Atty in Fact

Chas D Ware
Charles D. Ware

State of TENNESSEE
County of DAVIDSON

On this 31st day of May, 2011, before me the undersigned authority, personally appeared **Charles D. Ware**, 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.

My Commission Expires: _____

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: March 3, 2015

Notary

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: $123,500.00

Affiant

Sworn and subscribed before me this 31st day of May, 2011

My Commission Expires: 8/23/11

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

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 , **Charles D. Ware** 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 **Thomas H. Ware** , 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 May, 2011

Notary Public

My Commission Expires:

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: March 3, 2015

EXHIBIT "A"
To
Warranty Deed

FROM: Thomas H. Ware and Charles D. Ware

TO: Elaine Forrester

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.

Charles D. Ware, Affiant

Sworn to and subscribed before me this 31st day of May, 2011

Notary Public

My Commission Expires:_____

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: March 3, 2015

I, Andy Maloney, 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 executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 9/23/14

