PREPARED BY (AND RETURN TO):

WILKINS & IVEY

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20110041969 DEEDWARR
Recvd: 07/12/11 15:46 3 pgs
Fees:18.00 Taxes:758.50
20110712-0053350

W & I Ref: DM Title No: 50943

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Russell C. Melvin Suzanne A. Melvin 2114 Acklen Ave. #302 Nashville, TN 37212	USAA Federal Savings Bank 10750 McDermott Freeway San Antonio, TX 78288

TAX MAP-PARCEL NUMBERS: 104120C30200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$205,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Julie Cato Marshall, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Russell C. Melvin and Suzanne A. Melvin, husband and wife** 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. 302 of Villages at Acklen a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "B" to the Master Deed and By-Laws of record in Doc. No. 20051221-0152869 as amended in Doc. No. 20060112-0004705, Doc. No. 20060526-0062317, Doc. No. 20061108-0139001, Doc. No. 20061108-0139002, Doc. No. 20061115-0141802, Doc. No. 20061227-0158825 and Doc. No. 20070621-0074025 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 Julie C. Cato, unmarried, by Warranty Deed from Alliance Development, LLC, dated December 7, 2007 and recorded on December 10, 2007, of record I Doc. No. 20071210-0142528, Register's Office for Davidson County, Tennessee. Julie C. Cato is now known as Julie Cato Marshall.

Jordan Ray Marshall, spouse of Julie Cato Marshall, joins in this conveyance solely to convey any and all marital interest he may have in subject property.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2011, and subsequent years; The Plan, with Owner's Certificate, of record in Exhibit "B" to the Master Deed and By-Laws of record in Doc. No. 20051221-0152869 as amended in Doc. No. 20060112-0004705, Doc. No. 20060526-0062317, Doc. No. 20061108-0139001, Doc. No. 20061108-0139002,1Doc. No. 20061115-0141802, Doc. No. 20061227-0158825 and Doc. No. 20070621-0074025, 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; Lease Agreement for parking area of record in Doc. No. 20051026-0129448 and Doc. No. 20060526-0062316, said Register's Office; Urban Renewal Plan of record in Book 10737, page 558, said Register's Office; The provisions of the Master Deed and By-Laws of record in Doc. No. 20051221-0152869 as amended in Doc. No. 20060112-0004705, Doc. No. 20060526-0062317, Doc. No. 20061108-0139001,

Doc. No. 20061108-0139002, Doc. No. 20061115-0141802, Doc. No. 20061227-0158825 and Doc. No. 20070621-0074025, 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 Julie Cato Marshall by Linda G. Cato pursuant to a Power of Attorney executed by her on the 29th day of June, 2011, 2011, of record in Instrument No. 20110712-0053348, 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 Jordan Ray Marshall by Linda G. Cato pursuant to a Power of Attorney executed by her on the 29th day of June, 2011, 2011, of record in Instrument No. 20110712-0053349, 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: 2114 Acklen Avenue No. 302, Nashville, Tennessee 37212

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 7th day of July, 2011 .

Julie Cato Marshall by Linda G. Cato

Julie Cato Marshall By: Linda G. Cato, Atty-in-Fact atty-in-fact

Jordan Ray Marshall by Linda G. Cato

Jordan Ray Marshall By: Linda G. Cato, Atty-in-Fact 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: $205,000.00

Cari Triest
Affiant

Sworn and subscribed before me this 7th day of July, 2011

Dana Delworth
Notary Public

My Commission Expires: 01/07/2013

DANA DELWORTH
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 , **Linda G. Cato** 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 **Julie Cato Marshall and Jordan Ray Marshall** , 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 7th day of July, 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: Julie Cato Marshall, married

TO: Russell Courtney Melvin and Suzanne Austin Melvin

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.

Linda G. Cato

Linda G. Cato, Affiant

Sworn to and subscribed before me this 7th day of July, 2011

Notary Public

My Commission Expires:

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: March 3, 2015