File Box 8

PREPARED BY (AND RETURN TO):

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

BILL GARRETT, Davidson County
Trans:T20110046231 DEEDWARR
Recvd: 07/29/11 13:16 3 pgs
Fees:18.00 Taxes:721.50
20110729-0058371

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref: DM Title No: 50950

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Carol Davidson Turner 813 Creek Valley Court Nashville, Tennessee 37221	SAME

TAX MAP-PARCEL NUMBERS: 141150B05600CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$195,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Elizabeth A. Tumminello, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Carol Davidson Turner** 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:

Land in Davidson County, Tennessee, being Lot No. 114 on the Plan of Rolling River States, Phase III of record in Book 5200, page 81, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Elizabeth A. Tumminello by Warranty Deed from Michael Wilson and wife, Marilyn Wilson, dated April 30, 2007 and recorded on May 1, 2007, of record in Doc. No. 20070501-0051994, Register's Office for Davidson County, Tennessee.

Martin Perlmutter, spouse of Elizabeth A. Tumminello, joins in this conveyance solely to convey any and all marital interest he may have in subject property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2011, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 5200, Page 114, said Register's Office; The Declaration of Covenants, Conditions and Restrictions of record in Book 4892, page 689, Book 5336, page 480,said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars and By Laws in Book 4892, page 679, said Register's Office.

This instrument is executed on behalf of Martin Perlmutter by Elizabeth A. Tumminello pursuant to a Power of Attorney executed by him on the 19th day of July, 2011, of record in Instrument No. 20110729-0058370, 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: 813 Creek Valley Court, 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 27th day of July, 2011 .

Elizabeth A. Tumminello

Martin Perlmutter, by Elizabeth A. Tumminello, Atty-In-Fact

State of TENNESSEE
County of DAVIDSON

On this 27th day of July, 2011 , before me the undersigned authority, personally appeared **Elizabeth A. Tumminello**, 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: $195,000.00

Affiant

Sworn and subscribed before me this 27th day of July, 2011

Notary Public

My Commission Expires: 7-8-13

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: March 3, 2015

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 , **Elizabeth A. Tumminello** 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 **Martin Perlmutter** , 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 27th 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: Elizabeth A. Tumminello

TO: Carol Davidson Turner

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.

Elizabeth A. Tumminello, Affiant

Sworn to and subscribed before me this 27th 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