Record and Return to:
Prepared By:
Chapman and Rosenthal Title, Inc.
3817 Bedford Avenue, Suite 140
Nashville, TN 37215

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

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

BILL GARRETT, Davidson County
Trans:T20110053372 DEEDWARR
Recvd: 08/30/11 08:57 3 pgs
Fees:18.00 Taxes:625.30
20110830-0066922

W & I Ref: DM Title No: 50937

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Hannah G. Chouanard 940 Gale Lane #153 Nashville, Tennessee 37204	NEW OWNER

TAX MAP-PARCEL NUMBERS: 118050A05100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$169,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Raymond E. Markham, Jr., married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Hannah G. Chouanard, 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:**

Land in Davidson County, Tennessee, being Building 8, Apartment D on the Plan of 12 South Towers, formerly known as St. Martin Square, of record in Book 4460, page 186, amended in Doc. No. 20031107-0163683 Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Raymond E. Markham, Jr., a married man, by Warranty Deed from Cheryl A. Pennington, a single woman, dated December 15, 2005 and recorded on December 27, 2005, of record in Doc. No. 20051227-0153735, Register's Office for Davidson County, Tennessee.

Virginia Markham, spouse of Raymond E. Markham, Jr., joins in this conveyance solely to convey any and all marital interest she 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 4460, Page 186, amended in Doc. No. 20031107-0163683, said Register's Office; The Declaration of Covenants, Conditions and Restrictions of record in Book 4611, page 682, Book 4710, page 244, Book 4611, page 692, Doc. No. 199912300308948 and Doc. No. 20031107-0163683 said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This instrument is executed on behalf of Raymond E. Markham, Jr., by Nicholas Owen Markham pursuant to a Power of Attorney executed by him on the 23rd day of August, 2011, of record in Instrument No. 20110830006621, 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 Virginia Markham by Nicholas Owen Markham pursuant to a Power of Attorney executed by him on the 23rd day of August, 2011, of record in Instrument No. 20110830006920, 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: 940 Gale Lane No. 153, Nashville, Tennessee 37204

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 26th day of August, 2011 .

Raymond E. Markham, Jr. by Nicholas Owen Markham, Atty-In-Fact

Virginia Markham by Nicholas Owen Markham, 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: $169,000.00

Affiant

Sworn and subscribed before me this 26th day of August, 2011

Notary Public

My Commission Expires: 07/08/13

Rachel Neal
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County

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 , **Nicholas Owen Markham** 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 **Raymond E. Markham, Jr., and Virginia Markham** , 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 26th day of August, 2011

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires:

MY COMMISSION EXPIRES: March 3, 2015

EXHIBIT "A"

To
Warranty Deed

FROM: Raymond E. Markham, Jr., married

TO: Hannah G. Chouanard, unmarried

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.

Nicholas Owen Markham, Affiant

Sworn to and subscribed before me this 26th day of August, 2011

Notary Public

My Commission Expires:

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: March 3, 2015