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:T20110058321 DEEDWARR
Recvd: 09/20/11 11:53 3 pgs
Fees:18.00 Taxes:231.25
20110920-0072772

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref: DM Title No: 50919

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Vaco Investment Group, LLC 1939 Green Hills Blvd. Franklin, TN 37067	SAME

TAX MAP-PARCEL NUMBERS: 142090D12600CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$62,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Carol F. King and Barbara F. Richards and Rebecca G. Ferris**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Vaco Investment Group, LLC** 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. 8536 together with the carport designated 8536-C, River Plantation, Section Ten. Phase II-C, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 9700, pages 143 and 144, 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 Walter G. Ferris, widower by warranty deed from Haury and Smith Contractors, Inc., dated Dec. 18, 1996 and recorded on Dec. 20, 1996 of record in Book 10297, page 55, Register's Office for Davidson County, Tennessee. The said Walter G. Ferris has since died. The Last Will and Testament of Walter G. Ferris of record in Docket No. 11P524 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, and of record in Doc. No. 20110420-0030639, said Register's Office, devises subject property to Barbara F. Richards and Carol F. King and a life estate in Rebecca G. Ferris. Order of Probate for Muniment of Title as of record in Doc. No. 20110420-0030638, said Register's Office.

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 9700, Pages 143 and 144, 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 7389, page 924, Book 9394, page 598, Book 10024 page 409, Doc. No. 20081203-0117316, Doc. No. 20081203-0117317. 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 Carol F. King by Barbara F. Richards pursuant to a Power of Attorney executed by her on the 10th day of September, 2011, of record in Instrument No. 20110920.0072771 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: 8536 Sawyer Brown Road, 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 15th day of September, 2011

Carol F. King by Barbara F. Richards, attorney in fact

Carol F. King by Barbara F. Richards, Atty-In-Fact

Barbara F. Richards

Barbara F. Richards

Rebecca G. Ferris

State of TENNESSEE
County of DAVIDSON

On this 15th day of September, 2011, before me the undersigned authority, personally appeared **Barbara F. Richards and Rebecca G. Ferris**, 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: $62,500.00

Affiant

Sworn and subscribed before me this 15th day of September, 2011

My Commission Expires: 9/8/2013 GREGORY POLK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

Wldoc: Deed Wty—12/92

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 , **Barbara F. Richards** 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 **Carol F. King** , 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 15th day of September, 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: Carol F. King and Barbara F. Richards and Rebecca G. Ferris

TO: Vaco Investment Group, LLC

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.

Barbara F. Richards

Barbara F. Richards, Affiant

Sworn to and subscribed before me this 15th day of September, 2011

Notary Public

My Commission Expires:

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015