PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law
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Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

BILL GARRETT, Davidson County
Trans:T20120049508 DEEDWARR
Recvd: 07/05/12 11:45 3 pgs
Fees:18.00 Taxes:575.35
20120705-0059018

W & I Ref: DM Title No: 51397

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Burl Graham Deborah Graham 9122 Sawyer Brown Road Nashville, Tennessee 37221	Churchill Mortgage 701 Old Hickory Blvd. Brentwood, TN 37027

TAX MAP-PARCEL NUMBERS: 142090H09000CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$155,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Lynwood Page Shannon and Marcus Lee Shannon, IV**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Burl M. Graham and spouse, Deborah A. Graham** 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. 9122, together with the Carport designated No. 9122-C, in River Plantation, Section IX Phase II-B a Condominium, a Horizontal property Regime, located on Sawyer Brown Road, Bellevue Davidson County, Tennessee, as shown on the plat of River Plantation Section IX, Phase 11-B Condominium Apartments, recorded in Book 7900, page 365, et seq., Register's Office for Davidson County, Tennessee and described in a Master Deed recorded in Book 8061, page 341, et seq., Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the apartments, property co-owners and tenants of River Plantation, Section IX, Phase 11-B Condominium Apartments, contained in the master Deed and By-Laws appended thereto, recorded in Book 8061, pages 341-356, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Marcus L. Shannon, III and wife Margaret S. Shannon by Warranty Deed from Haury and Smith Contractors, Inc., dated Dec. 1, 1992 and recorded on Dec. 3, 1992 of record in Book 8803, page 809, Register's Office for Davidson County, Tennessee. The said Marcus L. Shannon, III and Margaret S. Shannon have since died, with Margaret S. Shannon predeceasing Marcus L. Shannon, III. The Last Will and Testament of Marcus Lee Shannon, III, of record in Docket No. 11P-67 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, devised subject property to Marcus Lee Shannon, IV and Lynwood Page Shannon. Subject property was never the residence of either devisee.

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

This conveyance is subject to: Taxes for 2012, and subsequent years; The Plan, with Owner's Certificate, of record in Book 7900, Page 365, 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 8061, page 341, Book 8591, page 251, Book 8061 page 357, Book

7389 page 924,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 Lynwood Page Shannon by Marcus Lee Shannon, IV pursuant to a Power of Attorney executed by him on the 28th day of June, 2012 of record in Instrument No. 20120705000590 17, 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: 9122 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 2nd day of July, 2012 .

Lynwood P Shannon by MLS atty-in-fact
Lynwood Page Shannon By:Marcus Lee Shannon, IV, Atty-in-Fact

Marcus Lee Shannon, IV

State of GEORGIA
County of FORSYTH

On this 2nd day of July, 2012 , before me the undersigned authority, personally appeared **Marcus Lee Shannon, IV** , 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: 8-28-2012

MORGAN ESTES NOTARY PUBLIC EXPIRES GEORGIA AUG. 28, 2012 FORSYTH COUNTY

Morgan Estes
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: $155,500.00

Affiant

Sworn and subscribed before me this 2nd day of July, 2012

My Commission Expires: 7-29-13

TAHIRA J. PVSKA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

MY COMMISSION EXPIRES JULY 29, 2013

State of GEORGIA
County of FORSYTH

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named , **Marcus Lee Shannon, IV** 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 **Lynwood Page Shannon** , 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 2nd day of July, 2012

MORGAN ESTES NOTARY EXPIRES GEORGIA AUG. 28, 2012 PUBLIC FORSYTH COUNTY

Notary Public

My Commission Expires: 8-28-2012

EXHIBIT "A"
To
Warranty Deed

FROM: Lynwood Page Shannon and Marcus Lee Shannon, IV

TO: Burl Graham and spouse, Deborah Graham

State of GEORGIA
County of FORSYTH

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.

Marcus Lee Shannon, IV, Affiant

Sworn to and subscribed before me this 2nd day of July, 2012

Notary Public

My Commission Expires: 8-28-2012

MORGAN ESTES NOTARY EXPIRES GEORGIA AUG. 28, 2012 PUBLIC FORSYTH COUNTY