WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/06/12 14:05 2 pgs
Fees:13.00 Taxes:439.38
20120806-0069857

PETER WEISS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

12-05-019-D

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,750.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 2nd day of August, 2012

Notary Public

My Commission Expires: 9/9/14 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
RAYMOND T. THROCKMORTON, III (NAME)	" NEW OWNER " (NAME)	132-09-0B
215 Brattlesboro Place, Unit 207 (ADDRESS)	(ADDRESS)	207.00
Nashville, TN 37204 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **B. WADE RAWLINS AND ELIZABETH H. THROCKMORTON, SOLE HEIRS AT LAW OF THE ESTATE OF BETTYE T. HOLDER**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **RAYMOND T. THROCKMORTON, III, MARRIED**, hereinafter called the Grantee(s), his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee being part of the Plan of Brattlesboro Place Condominiums, as of record in Book 5200, Page 731, Register's Office for Davidson County, Tennessee, the part hereby described being: Unit No. 207 on said Plan, as shown in and described by the Master Deed establishing Horizontal Property Regime with respect to Brattlesboro Condomiums.

BEING the same property conveyed to BETTYE T. HOLDER, by Deed from DICKEY M. DENNEY (on and the same as Blanche D. Denny and Dickey M. Denny), dated August 16, 1996, of record in Book 10161, Page 97, Register's Office for Davidson County, Tennessee. SUBSEQUENTLY the said Bettye T. Holder having since died and title having vested in B. Wade Rawlings and Elizabeth H. Throckmorton (A/K/A Elizabeth Holder Throckmorton), the heirs-at-law of Bettye T. Holder, deceased.

THIS conveyance is subject to all provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Brattlesboro Place, of record aforementioned, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

THIS instrument is being executed in behalf of **B. WADE RAWLINS** pursuant to a Power of Attorney executed by same on the 30th day of May, 2012, and being filed for record in Instrument No. 20120806-0069856, and being recorded simultaneously herewith.

BEING unimproved ☐
Improved ☒ property known as: **215 Brattlesboro Place, Unit 207, Nashville, TN, 37204.**

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS WHEREOF, our hands, this 2nd day of August, 2012

B. WADE RAWLINS AND ELIZABETH H. THROCKMORTON, SOLE HEIRS AT LAW FOR THE ESTATE OF BETTYE T. HOLDER, DECEASED

B. Wade Rawlins
B. WADE RAWLINS, HEIR AT LAW

By: Elizabeth H. Throckmorton
ELIZABETH H. THROCKMORTON, ATTORNEY-IN-FACT

By: Elizabeth H. Throckmorton
ELIZABETH H. THROCKMORTON, HEIR AT LAW

By: _____
RAYMOND T. THORCKMORTON, III, ADMINISTRATOR

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 H. THROCKMORTON, HEIR AT LAW OF THE ESTATE OF BETTYE T. HOLDER, DECEASED**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 2nd day of August, 2012.

My Commission Expires: 9/9/14

Notary Public

PETER WEISS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF Tennessee) COUNTY OF Davidson)

On this 2nd day of August, 2012, before me personally appeared **ELIZABETH H. THROCKMORTON**, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of **B. WADE RAWLINS, HEIR AT LAW OF THE ESTATE OF BETTYE T. HOLDER, DECEASED** and acknowledged that she executed the same as the free act and deed of the said **B. WADE RAWLINS.**

Witness my hand and official seal at Nashville, Tennessee, this 2nd day of August, 2012.

My Commission Expires: 9/9/14

Notary Public

PETER WEISS 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 **RAYMOND T. THROCKMORTON, III, ADMINISTRATOR OF THE ESTATE OF BETTYE T. HOLDER, DECEASED**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 2nd day of August, 2012.

My Commission Expires: 9/9/14

Notary Public

PETER WEISS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

FROM: ELIZABETH H. THROCKMORTON, HEIR AT LAW OF THE ESTATE OF BETTYE T. HOLDER
TO: RAYMOND T. THROCKMORTON, III

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.
2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.
3. 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 the principal's death, disability or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

Elizabeth H. Throckmorton
ELIZABETH H. THROCKMORTON, AFFIANT

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

My Commission Expires: 9/9/14

Notary Public

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Peter Weiss

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Peter Weiss who acknowledged the certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: ~~09/09/14~~ 11-3-15

Notary Public

BROOKE SMITH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON