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

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

W & I Ref: DM Title No: 51478

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Witherspoon Investments 1803 Broadway #401 Nashville, TN 37203	SAME

TAX MAP-PARCEL NUMBERS: 104-8-M-405

BILL GARRETT, Davidson County
Trans:T20120058490 DEEDWARR
Recvd: 08/07/12 13:51 3 pgs
Fees:18.00 Taxes:732.60
20120807-0070350

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$198,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Donald Seitz and spouse, Maureen S. Seitz**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Witherspoon Investments** 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. 405, together with a parking space, of The Glenn Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "B" to the Master Deed of record in Doc. No. 20070904-0105726, amended in Doc. No. 20080805-0080551 and Doc. No. 20081029-0108159 and Doc. No. 20081124-0115172, Register's Office for said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Donald Seitz and spouse, Maureen Seitz by Warranty Deed from The Nashville Glenn, LLC, a Tennessee Limited Liability Company, dated January 7, 2009 and recorded on January 12, 2009 of record in Doc. No. 20090112-0002850, Register's Office for Davidson County, Tennessee.

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 shown as Exhibit "B" of record in Doc. No. 20070904-0105726 amended in Doc. No. 20080805-0080551 and Doc. No. 20081029-0108159 and Doc. No. 20081124-0115172, and minimum setback line and easement to which Plan reference is hereby made for a more complete description. All Matters shown on Plat Book 21, page 87, said Register's Office. Easement retained by the Metropolitan Government of Nashville and Davidson County, Tennessee by Ordinance No. 80-292. Easement for sanitary sewers and/or storm drainage, water mains, pumps and appurtenances of record in Doc. No. 20070820-0099189, said Register's Office. Inspection and Maintenance Agreement for private storm water management facilities of record in Doc. No. 20070820-0099330, said Register's Office. The provisions of the condominium Master Deed of record in Doc. No. 20070904-0105726, Doc. No. 20080805-0080551, Doc. No. 20081029-0108159, Doc. No. 20081112-0111695, Doc. No. 20081124-0115172, 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 Maureen S. Seitz by Donald Seitz pursuant to a Power of Attorney executed by her on the 27th day of July, 2012, of record in Instrument No. 20120807000703 49, 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: 1706 18th Avenue South # 305, Nashville, Tennessee 37212

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, 2012 .

Donald Seitz

Maureen S. Seitz By: Donald Seitz, Atty-in-Fact

State of TENNESSEE
County of DAVIDSON

On this 27th day of July, 2012, before me the undersigned authority, personally appeared **Donald Seitz** , 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: $198,000.00

Affiant

Sworn and subscribed before me this 27th day of July, 2012

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES: March 3, 2015

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 , **Donald Seitz** 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 **Maureen S. Seitz** , 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, 2012

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: Donald Seitz and Maureen S. Seitz

TO: Witherspoon Investments

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.

Donald Seitz, Affiant

Sworn to and subscribed before me this 27th day of July, 2012

Notary Public

My Commission Expires:

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015