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:T20120071840 DEEDWARR
Recvd: 09/24/12 14:01 3 pgs
Fees:18.00 Taxes:814.00
20120924-0086626



Christy Wilkins Ivey

*Percy Wilkins, Jr. (retired)*


W & I Ref: DM Title No: 51571

Dav. Co. File: Box 8

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Hemant S. Agarwal<br>Sunita Dwivedi<br>2619 Westwood Ave.<br>Nashville, Tennessee 37212 | Farmington Financial Group<br>2002 Richard Jones Road<br>Ste 300A<br>Nashville, Tennessee 37215 |

**TAX MAP-PARCEL NUMBERS:** 104110E00100CO

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$220,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James R. Martin, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Hemant S. Agarwal and spouse, Sunita Dwivedi** 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. 1A of Portland Place Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "B" to the Master Deed of record in Book 6557, page 261, erroneously referred to as page 269 in prior conveyance, 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 James R. Martin, married by Warranty Deed from Paul Kuharsky, unmarried, dated July 30, 2004 and recorded on August 2, 2004 of record in Doc. No. 20040802-0092344, Register's Office for Davidson County, Tennessee.

Kathleen M. Martin, spouse of James R. Martin, joins in this conveyance solely to convey any and all marital interest she may have in subject property.

**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 Exhibit "B" to the Master Deed in Book 6557, Page 261, 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 6557, page 261, 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 James R. Martin by Kathleen M. Martin pursuant to a Power of Attorney executed by him on the 17th day of September, 2012 of record in Instrument No. _____, 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: 2132 Portland Avenue, 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 21st day of September, 2012 .

James R Martin by Kathleen M Martin

**James R. Martin by Kathleen M. Martin, Atty-In-Fact**

**Kathleen M. Martin**

Kathleen M Martin
atty in fact

**State of** TENNESSEE

**County of** DAVIDSON

On this 21st day of September, 2012 , before me the undersigned authority, personally appeared **Kathleen M. Martin**, 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: $220,000.00

Hemant Agarwal
Affiant

Sworn and subscribed before me this 21st day of September, 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 , **Kathleen M. Martin** 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 **James R. Martin**, 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 21st day of September, 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: James R. Martin, married**

**TO: Hemant S. Agarwal and Sunita Dwivedi**

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.

**Kathleen M. Martin, Affiant**

Sworn to and subscribed before me this 21st day of September, 2012

Notary Public

My Commission Expires:

CHRISTY W. IVEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015