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:T20120098702 DEEDWARR
Recvd: 12/26/12 16:06 3 pgs
Fees:18.00 Taxes:610.50

20121226-0119033



Christy Wilkins Ivey

*Percy Wilkins, Jr. (retired)*


W & I Ref:( DM ) Title No: 52123
Dav. Co. File: Box 8

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Dara V. Howe<br>5025 Hillsboro Pike #9E and 9F<br>Nashville, Tennessee 37215 | SAME |

**TAX MAP-PARCEL NUMBERS: 131010D06200CO**

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$165,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Mary J. Nichols by and through Sarah W. Nichols, Conservator for Mary Jordan Nichols in Docket No. 12P1103 in the Seventh circuit Court for Davidson County, Tennessee (Probate Division),** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Dara V. Howe** 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. 62, also known as Apt No. 9E and 9F, of Georgetown Apartments, a Condominium, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in book 5200, page 4, 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 Mary J. Nichols by Warranty Deed from Georgetown of Nashville Limited Partnership dated December 22, 1977 and recorded on December 27, 1977, of record in Book 5236, page 993, Register's Office for Davidson County, Tennessee. By Order Approving the Sale of Real Property of record in Docket No. 12P1103 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) Sarah W. Nichols , Conservator for Mary Jordan Nichols, was given the authority to convey subject property.

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

This conveyance is subject to: Taxes for 2013, and subsequent years; The Plan, with Owner's Certificate, of record in Book 5200, Page 4, 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 5211, page 325, Book 5616, page 13, Book 6079 page 516, 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; Grant of overhead line easement to the Metropolitan Government of Nashville and Davidson County, Tennessee, by instrument of record in Book 7873, page 859, said Register's Office.

**This is improved property, known as: 5025 Hillsboro Pike # 9 E& 9 F, Nashville, Tennessee 37215**

**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 19th day of December, 2012.

Mary J. Nichols by Sarah W. Nichols

**Mary J. Nichols by Sarah W. Nichols, Conservator**

**State of California**

**County of** See attached California Acknowledgment

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Sarah W. Nichols** 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 **Mary J. Nichols as Conservator**, as the free act and deed of the said **Mary J. Nichols**

Witness my hand and official seal at Nashville, Tennessee, this 17th day of December, 2012.

Notary Public

My Commission Expires:_____

**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 $165,000.00

Affiant

Sworn and subscribed before me this the 19th day of December, 2012

Notary Public

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of Los Angeles }

On December 19, 2012 (Date) before me, Sandra L. Plouffe, Notary Public (Here Insert Name and Title of the Officer),

personally appeared Sarah W. Nichols (Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in ~~his~~/~~her~~/~~their~~ authorized capacity(~~ies~~), and that by ~~his~~/her/~~their~~ signature~~(s)~~ on the instrument the person(~~s~~), or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

SANDRA L. PLOUFFE
Commission # 1970356
Notary Public - California
Los Angeles County
My Comm. Expires Mar 21, 2016

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Sandra L. Plouffe (Signature of Notary Public)

Place Notary Seal Above

## OPTIONAL

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

### Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

### Capacity(ies) Claimed by Signer(s)

Signer's Name: Sarah W. Nichols
☑ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer's Name: _____
☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

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