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)

BILL GARRETT, Davidson County
Trans:T20130022384 DEEDWARR
Recvd: 03/19/13 13:20 3 pgs
Fees:18.00 Taxes:647.50
20130319-0027236

W & I Ref: Title No: 52174

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Kelly Davis	Primary Residential Mortgage, Inc., located in the Goddard Business Park 9695 Lebanon Road, Suite 140 Mount Juliet, Tennessee 37122

TAX MAP-PARCEL NUMBERS: 171-3-0-B-245 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$175,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Vicki C. Hagan**, unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Kelly Davis 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:**

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Townhomes of Fredericksburg, Phase Two, Section Seven, of record in Book 9700, Page 957, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Vicki C. Hagan by deed from Lori Lankford a/k/a Lori Veon Smith and husband, Jerry W. Lankford, III, dated July 31, 2007, recorded August 15, 2007 in Instrument No. 20070815-0097427, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2013, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 9700, Page 957, said Register's Office, to which Plan reference is hereby made; The Declaration of Covenants, Conditions and Restrictions of record in Book 10126, page 435, Book 10224, page 959, Book 10294, page 850, Book 10275, page 959, and Instrument No. 20000718-0070558, re-recorded in Instrument No. 20050705-0076596 said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This instrument is executed on behalf of Vicki C. Haganby Brooke Bolinger pursuant to a Power of Attorney executed by her/him/them on the 14th day of February, 2013, of record in Instrument No. 20130319-0027235, 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: 601 Old Hickory Boulevard #49, Brentwood, Tennessee 37027

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 14th day of March, 2013 .

Vicki C Hagan By Brooke Bolinger, Attorney in Fact

Vicki C. Hagan
By: Brooke Bolinger, Attorney in Fact

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: $175,000.00

Affiant

Sworn and subscribed before me this 14th day of March, 2013

Notary Public

My Commission Expires: _____

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-24-2017

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 , **Brooke Bolinger** 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 Vicki C. Hagan, 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 14th day of March, 2013

Notary Public

My Commission Expires:_____

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017

EXHIBIT "A"
To
Warranty Deed

FROM: Vicki C. Hagan

TO: Kelly Davis

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.

Brooke Bolinger

Brooke Bolinger, Affiant

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017

Sworn to and subscribed before me this

14th day of March, 2013

Notary Public

My Commission Expires:_____