File Box 8

PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law
104 Woodmont Blvd., Suite 100
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Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref: Title No: 52419

Dav. Co. File: Box 8

BILL GARRETT, Davidson County
Trans:T20130030225 DEEDWARR
Recvd: 04/12/13 13:58 3 pgs
Fees:18.00 Taxes:414.40
20130412-0036593

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Britt P. Hunt Wendy E. Hunt 4420 Harding Place Nashville, TN 37205	New Owner

TAX MAP-PARCEL NUMBERS: 128130A33200C)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$112,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Michael D. Swinea and wife, LaWanda Swinea, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Britt P. Hunt and wife, Wendy E. Hunt 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. 332 on the Plan of Westfield Condominiums, (formerly The Hamlet), a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 6250, Page 590, revised in Book 6250, Page 748, and amended in Book 6831, Page 982, 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 Michael D. Swinea and spouse, LaWanda Swinea by deed from William H. Frazier, dated May 11, 2012, recorded May 15, 2012 in Instrument No. 20120515-0041849, Register's Office for Davidson County, Tennessee.

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 6250, Page 590, revised in Book 6250, Page 748, and amended in Book 6831, Page 582 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 6678, page 771, Book 6736, page 110, Book 6801 page 962, Book 6831, page 982, and Book 7271, page 256, 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 Michael D. Swinea by LaWanda J. Swinea pursuant to a Power of Attorney executed by her/him/them on the 27th day of March, 2013, of record in Instrument No.

20130412003659 2, 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: 332 Westfield Drive, Nashville, Tennessee 37221

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 11th day of April, 2013 .

Michael D. Swinea — LaWanda Swinea

Michael D. Swinea
By: LaWanda Swinea, Attorney in Fact
by LaWanda Swinea Attorney in Fact

State of TENNESSEE
County of DAVIDSON

On this 11th day of April, 2013 , before me the undersigned authority, personally appeared **LaWanda Swinea**, 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: _____

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

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: $112,000.00

Affiant

Sworn and subscribed before me this 11th day of April, 2013

My Commission Expires: _____

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

Notary Public

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 , **LaWanda J. Swinea** 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 Michael D. Swinea, 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 11th day of April, 2013

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

Notary Public

My Commission Expires:_____

EXHIBIT "A"
To
Warranty Deed

FROM: Michael D. Swinea and wife, LaWanda Swinea

TO: Britt P. Hunt and wife, Wendy E. Hunt

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.

LaWanda J. Swinea, Affiant

Sworn to and subscribed before me this

11th day of April, 2013

Notary Public

My Commission Expires:_____

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