BOX 10-A

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

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20130047674 DEEDWARR
Recvd: 06/07/13 10:40 3 pgs
Fees:18.00 Taxes:442.15

20130607-0058049

W & I Ref: DM Title No: 52567

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Rachel L. Troxtel 4500 Post Road Unit 24 Nashville, TN 37205	Quicken Loans, Inc. 1050 Woodward Ave Detroit, MI 48226-1906

TAX MAP-PARCEL NUMBERS: 103140A02400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$119,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Beverly G. Vincent, Trustee of The Beverly Vincent Living Trust, established by the Revocable Trust Agreement of Beverly G. Vincent,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Rachel L. Troxtel, a single woman,** 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. C-24 of The Hillwood Condominium Revised, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 6250, page 503, 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 Lois J. Vincent, a widow, by Warranty Deed from Thomas V. White, Trustee, dated July 6, 1978 and recorded on July 11, 1978, of record in Book 5309, page 901, Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Book 7797, page 166, said Register's Office, an undivided two-fifth's interest was conveyed to A. F. Vincent, Jr. and an undivided three-fifths interest was conveyed to T.G. Vincent (see item C on page 7797, page 167) The said A.F. Vincent, Jr. and T. G. Vincent conveyed their interests in subject property to A. F. Vincent and wife, Beverly G. Vincent. By Quitclaim Deed of record in Book10312, page 610, said Register's Office, subject property was conveyed to Beverly G. Vincent, Trustee of the Beverly Vincent Living Trust, established by the Revocable Trust Agreement of Beverly G. Vincent dated January 17, 1996.

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 503, 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 5280, page 464, amended in Book 5281, page 357, Book 6553 page 108, Book 6612, page 155, Book 7822, page 263, Book 7702 page 606, Doc. No. 200811125-0115372, and Doc. No. 20130326-0029697, 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 Beverly G. Vincent, Tr. by Alexander Frederick Vincent, Jr. pursuant to a Power of Attorney executed by her on the 5th day of June 2013, of record in Instrument No. 20130607005806 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: 4500 Post Road Unit 24, Nashville, Tennessee 37205

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 5th day of June, 2013 .

Beverly G. Vincent Trustee by Alexander Frederick Vincent Jr. Attorney in fact

Beverly G. Vincent, Tr. By: Alexander Frederick Vincent, Jr., Atty-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: $119,500.00

Heather Risley

Affiant

Sworn and subscribed before me this 5th day of June, 2013

My Commission Expires: _____

TONYA B. CHERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN. My Commission Expires OCT 21, 2013

Tonya B Cherry

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 **Alexander Frederick Vincent, Jr.** 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 **Beverly G. Vincent, Tr.** , 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 5th day of June, 2013

Notary Public

My Commission Expires: 3/7/2017

GREGORY POLZIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

EXHIBIT "A"
To
Warranty Deed

FROM: Beverly G. Vincent, Trustee of The Beverly Vincent Living Trust, established by the Revocable Trust Agreement of Beverly G. Vincent

TO: Rachel L. Troxtel

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.

Alexander Frederick Vincent, Jr., Affiant

Sworn to and subscribed before me this 5th day of June, 2013

Notary Public

My Commission Expires: 3/7/2017

GREGORY POLZIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.