WARRANTY DEED

13-07-005

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $47,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 3rd day of July, 2013

Notary Public

My Commission Expires: 09/09/14 (AFFIX SEAL)

SCOTT R. WEISS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 07/08/13 11:51 2 pgs
Fees:13.00 Taxes:173.90
20130708-0070224

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
RONALD E. WILKER AND CAROL WILKER (NAME)	" NEW OWNER " (NAME)	142-04-0-A
1730 Glen Echo Road (ADDRESS)	(ADDRESS)	120.00CO
Nashville (CITY) TN (STATE) 37215 (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **TRACEY ANN SMITH, (*) UMARRIED**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **RONALD E. WILKER AND WIFE, CAROL WILKER**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

(*) NORMAN

A Certain Condominium Apartment in Davidson County, Tennessee being **Unit No. 120, on the Plan of the Belle Forest Condominium Apartments,** of record in Book 5200, Page 167, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended in Tennessee Code Annotated, and as established by a Master Deed and By-Laws, of record in Book 5438, Page 699, in Book 5438, Page 742, amended in Book 6082, Page 866, and amended in Instrument No. 20020321-0034877, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the Plan of Belle Forest Condominium Apartments, of record in Book 5200, Page 167, of record as aforementioned, said Register's Office, for a more complete identification and description of such unit.

BEING the same property conveyed to TRACEY A. SMITH, UNMARRIED, by Deed from SANDRA A. TICE DUNLAVY AND HUSBAND, EDMOND B. DUNLAVY, dated November 18, 1987, of record in Book 7407, Page 466, Register's Office for Davidson County, Tennessee. SUBSEQUENTLY, Quitclaim Deed from CLIVE DEREK NORMAN AND TRACEY ANN SMITH NORMAN, HIS WIFE, AS TENANTS BY THE ENTIRETY, to TRACEY ANN SMITH NORMAN, INDIVIDUALLY, dated June 21, 1991, per Divorce of record in Fourth Circuit Court, Davidson County, Tennessee, Case #91D-118 and filed of record in Book 8399, Page 547, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Belle Forest Condominium Apartments, of record aforementioned, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

THIS instrument is being executed in behalf of TRACEY A. SMITH pursuant to a Power of Attorney executed by same on July 1, 2013, and filed of record in Instrument No. 20130703-0068839, said Register's Office.

BEING unimproved ☐

Improved ☒ property known as: **214 Old Hickory Blvd., Apt. #120, Nashville, TN, 37221.**

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS WHEREOF, my hand, this 3rd day of July, 2013

Tracey Ann Smith Norman

TRACEY ANN SMITH NORMAN

By: Pamela Smith Haraburda

PAMELA SMITH HARABURDA

Attorney-In-Fact

STATE OF Tennessee)
COUNTY OF Davidson)

On this 3rd day of July, 2013, before me personally appeared **PAMELA SMITH HARABURDA**, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of **TRACEY ANN SMITH**(*) and acknowledged that she executed the same as the free act and deed of the said TRACEY ANN SMITH(*)

(*) NORMAN

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of July, 2013.

My Commission Expires: 09/09/14

Notary Public

SCOTT D. WEISS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

FROM: ~~TRACEY ANN SMITH~~x PAMELA SMITH HARABURDA, ATTORNEY-IN-FACT for TRACY ANN SMITH NORMAN
TO: **RONALD E. WILKER**

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.
2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.
3. 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 the principal's death, disability or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

AFFIANT

Sworn to and subscribed before me this 3rd day of July, 2013.

My Commission Expires: 09/09/14

Notary Public

SCOTT D. WEISS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Peter Weiss

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Peter Weiss who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 09/09/14

Notary Public

DEE FILES KENNEDY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON