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*



BILL GARRETT, Davidson County

Trans:T20130084806 DEEDWARR

Recvd: 10/01/13 14:49 3 pgs

Fees:18.00 Taxes:1032.30

20131001-0103027


Christy Wilkins Ivey

*Percy Wilkins, Jr. (retired)*

W & I Ref: DM Title No: 52895

Dav. Co. File: Box 8

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Albert M. Littleton<br>4215 Harding Pike Unit 412<br>Nashville, Tennessee 37205 | SAME |

**TAX MAP-PARCEL NUMBERS:** 103160XB04700CO

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$279,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **William R. Heburn and wife, Jo Ann Heburn.**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Albert M. Littleton, unmarried,** 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. 412 of Windsor Tower, a horizontal property regime pursuant to the Tennessee Horizontal Property Act as shown on the Plan of record in Book 5200, Page 71, 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 general interest in the general and limited common elements of the condominium.

Being the same property conveyed to William R. Heburn and spouse, Jo Ann Heburn by Warranty Deed from Katherine K. Stratton, a married woman, dated January 27, 2006, recorded January 27, 2006 in Instrument No. 20060127-0010893, 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 5200, Page 71, 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 5313, page 338, and Book 8666, page 789, 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 and an easement for right of way of entry for VSC Cable, Inc, d/b/a Viacom Cable, of record in Book 9486, Page 948, said Register's Office.

This instrument is executed on behalf of Jo Ann Heburn by William R. Heburn pursuant to a Power of Attorney executed by her on the 20th day of September, 2013, of record in Instrument No. 20131001-0103026 , 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: 4215 Harding Pike, Unit 412, 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 23rd day of September, 2013 .

**William R. Heburn**

**Jo Ann Heburn By: William R. Heburn, Atty-in-Fact**

Atty-in-Fact

**State of** TENNESSEE
**County of** DAVIDSON

On this 23rd day of September, 2013 , before me the undersigned authority, personally appeared **William R. Heburn**, 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: 3/7/2017

Notary

GREGORY POLZIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

**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: $279,000.00

AFFIANT

Affiant

Sworn and subscribed before me this 23rd day of September, 2013

My Commission Expires: 3/7/2017

Notary Public

GREGORY POLZIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 , **William R. Heburn** 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 **Jo Ann Heburn** , 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 23rd day of September, 2013

Notary Public

My Commission Expires: 3/7/2017

GREGORY POLZIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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**EXHIBIT "A"**
**To**
**Warranty Deed**

**FROM:** William R. Heburn and wife, Jo Ann Heburn.

**TO:** Albert J. Littleton

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.

**William R. Heburn, Affiant**

Sworn to and subscribed before me this 23rd day of September, 2013

Notary Public

My Commission Expires: 3/7/2017

GREGORY POLZIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.