Box 36

(2)

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: T20140020685 DEEDWARR
Recvd: 03/27/14 14:38 3 pgs
Fees: 18.00 Taxes: 925.00
20140327-0025474

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref: DM Title No: 53246

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Julia O'Keefe Rush O'Keefe 532 Armistead Drive Nashville, Tennessee 37215	SAME AS NEW OWNER

TAX MAP-PARCEL NUMBERS: 116120D53200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$250,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Goulding Marr Trousdale, Jr., unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey **unto Julia O'Keefe and husband, Rush, O'Keefe** 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. 532 of Burlington Condominium Plat, Phase III, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, Pages 403-406, supplemented in Book 6250, Page 103, 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 Martha P. Trousdale by Warranty Deed from William T. Delay, married, and Iva Pettus Delay, a widow, dated May 1, 1989, recorded May 2, 1989 in Book 7829, Page 632, Register's Office for Davidson County, Tennessee. The said Martha P. Trousdale has since died. By Executor's Quitclaim Deed of record in Doc No. 20080401-0032387, said Register's Office, Goulding Marr Trousdale, Jr., Executor of the Estate of Martha Perkins Trousdale conveyed subject property to Goulding Marr Trousdale, Jr. Martha P. Trousdale and Martha Perkins Trousdale having been one and the same person.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2014, and subsequent years; The Plan, with Owner's Certificate, of record in Book 5200, Pages 403-406, supplemented in Book 6250, Page 103, 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 6011, page 653, Book 6194, page 440, Book 6362 page 405, Book 5863, page 796 and Book 6046, page 134, 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 Goulding Marr Trousdale, Jr. by Goulding Marr Trousdale, III pursuant to a Power of Attorney executed by him on the 27th day of March, 2014, of record in Instrument No. 20140327-0025473, 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: 532 Armistead Place, Nashville, Tennessee 37215

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 27th day of March, 2014 .

Goulding Marr Trousdale Jr.
By

Goulding Marr Trousdale, Jr. By: Goulding Marr Trousdale, III, Atty-in-Fact

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 , **Goulding Marr Trousdale, III** 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 **Goulding Marr Trousdale, Jr.** , 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 27th day of March, 2014

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015

Notary Public

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: $250,000.00

Affiant

Sworn and subscribed before me this 27th day of March, 2014

Notary Public

My Commission Expires: _____

JUNE E. ROWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
June E. Rowell
My Commission Expires
January 9, 2018
STATE OF TENNESSEE

EXHIBIT "A"

To

Warranty Deed

FROM: Goulding Marr Trousdale, Jr.

TO: Julia O'Keefe and husband, Rush, O'Keefe

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.

Goulding Marr Trousdale, III, Affiant

Sworn to and subscribed before me this 27th day of March, 2014

Notary Public

My Commission Expires:_____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015