File Box 8

BILL GARRETT, Davidson County
Trans:T20140022968 DEEDWARR
Recvd: 04/04/14 14:01 4 pgs
Fees:23.00 Taxes:777.00
20140404-0028326

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

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref: DM Title No: 53310

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Janet Parsons Glasscock 4487 Post Place Apt 156 Nashville, Tennessee 37205	SAME

TAX MAP-PARCEL NUMBERS: 103150B15600CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$210,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Robert Duncan, Executor, and devisees, Jay Thomas Dawson, Robert Henry Dawson, Jr., Deborah Dawson Shelton, Pamela Ruth Dawson and Dorothy M. Dawson, under the Last Will and Testament of Bess Dawson Pearsall, of record No. 14P42 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Janet Parsons Glasscock** 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. 156 of Lion's Head Condominium, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, page 82, 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 Bess d. Pearsall, by Warranty Deed from Lucille G. Smith, dated December 15, 1998 and recorded on December 15, 1998 of record in Book 11253, page 809, Register's Office for Davidson County, Tennessee. The said Bess D. Pearsall has since died, The Last Will and Testament of Bess Dawson Pearsall of record in Docket No. 14P42 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, appointed Robert Duncan as Executor.

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, Page 82, 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. Easement for Conservation Greenway of record in doc. No. 20040728-0090473, said Register's Office. Easements for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 6909, page 212 and Book 7196, page 827, said Register's Office. The provisions of the condominium Master Deed of record in Book 5340, page 70, Book 5342, page 683, 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 Robert Henry Dawson, Jr. by Jay Thomas Dawson pursuant to a Power of Attorney executed by him on the _____ day of April, 2014, of record in Instrument No. 20140404-0028322, 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 instrument is executed on behalf of Pamela Ruth Dawson by Jay Thomas Dawson pursuant to a Power of Attorney executed by her on the _____ day of April, 2014, of record in Instrument No. 20140404-0028324, 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 instrument is executed on behalf of Deborah Dawson Shelton by Jay Thomas Dawson pursuant to a Power of Attorney executed by her on the _____ day of April, 2014, of record in Instrument No. 20140404-0028323, 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 instrument is executed on behalf of Dorothy M. Dawson by Jay Thomas Dawson pursuant to a Power of Attorney executed by her on the _____ day of April, 2014, of record in Instrument No. 20140404-0028325, 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: 4487 Post Place, Apt. No. 156, 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 3rd day of April, 2014 .

Robert Duncan, Executor under the Last Will and Testament of Bess Dawson Pearsall

Jay Thomas Dawson

Robert Henry Dawson, Jr. by Jay Thomas Dawson

Robert Henry Dawson, Jr., by Jay Thomas Dawson, Atty-In-Fact

Pamela Ruth Dawson by Jay Thomas Dawson

Pamela Ruth Dawson by Jay Thomas Dawson, Atty-In-Fact

Deborah Dawson Shelton by Jay Thomas Dawson

Deborah Dawson Shelton by Jay Thomas Dawson, Atty-In-Fact

Dorothy M. Dawson by Jay Thomas Dawson

Dorothy M. Dawson by Jay Thomas Dawson, Atty-In-Fact

State of TENNESSEE

County of DAVIDSON

On this 3rd day of April, 2014 , before me the undersigned authority, personally appeared **Robert Duncan and Jay Thomas Dawson**, 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: _____

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: March 3, 2015

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: $210,000.00

Affiant

Sworn and subscribed before me this 3rd day of April, 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

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named , **Jay Thomas Dawson** 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 **Robert Henry Dawson, Jr., Pamela Ruth Dawson, Deborah Dawson Shelton and Dorothy M. Dawson**, 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 3rd day of April, 2014

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires:

MY COMMISSION EXPIRES:
March 3, 2015

EXHIBIT "A"

To
Warranty Deed

FROM: Robert Duncan, Executor, and devisees, Jay Thomas Dawson, Robert Henry Dawson, Jr., Deborah Dawson Shelton, Pamela Ruth Dawson and Dorothy M. Dawson, under the Last Will and Testament of Bess Dawson Pearsall

TO: Janet Parsons Glasscock

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.

Jay Thomas Dawson, Affiant

Sworn to and subscribed before me this 3rd day of April, 2014

Notary Public

My Commission Expires:

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015