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:T20140028070 DEEDWARR
Recvd: 04/24/14 13:39 3 pgs
Fees:18.00 Taxes:203.50
20140424-0034590

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref: DM Title No: 53329

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Leigh Ann Cook 450 Deer Lake Drive Nashville, Tennessee 37221	SAME

TAX MAP-PARCEL NUMBERS: 142030A45000CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$55,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Nancy Vaughan Swanks and Mary Fay Swanks Stearns**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Leigh Ann Cook,** 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. 450 of Deer Lake Retirement Community, horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5050, pages 62 and 63, 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 Fairy V. Swanks, unmarried by Warranty Deed from Deer Lake Retirement Association, Inc. dated August 22, 1997 and recorded on October 13, 1997 of record in book 10642, page 931, Register's Office for Davidson County, Tennessee. The said Fairy V. Swanks has since died, by Affidavit of Heirship of record in Doc. No. 20120613-0051577, Nancy Vaughan Swanks and Mary Fay Swanks Stearns were established as the heirs at law of Fairy V. Swanks.

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 5050, Pages 62 and 63, 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 water line to Harpeth Valley Utilities District of record in Book 6420, page 648 and Book 7542, page 230, said Register's Office. Agreement for public utilities easement to Harpeth Valley Utility District of record in Doc. No. 20040511-0053727, said Register's Office. The provisions of the condominium Master Deed of record in Book 5097, page 529, Book 5141, page 82, Book 5154 page 834, Book 5168, page 668, Book 7556, page 354, 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 Mary Fay Swanks Stearns by pursuant to a Power of Attorney executed by her on the 3rd day of March, 2014, of record in Instrument No. 20140424003458 9, 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: 450 Deer Lake Drive, Nashville, Tennessee 37221

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 22nd day of April, 2014 .

Nancy Vaughan Swanks
Nancy Vaughan Swanks

Mary Fay Swanks Stearns
Mary Fay Swanks Stearns by Nancy Vaughan Swanks, Atty-In-Fact
By: Nancy Vaughan Swanks
Power of Attorney

State of TENNESSEE
County of DAVIDSON

On this 22nd day of April, 2014, before me the undersigned authority, personally appeared Nancy Vaughan Swanks, 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: $55,000.00

Affiant

Sworn and subscribed before me this 22nd day of April, 2014

My Commission Expires: _____

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-24-2017

Notary Public

Wldoc: Deed Wty—12/92

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 **Nancy Vaughan Swanks**, 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 **Mary Fay Swanks Stearns** , 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 22nd 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

EXHIBIT "A"

To

Warranty Deed

FROM: Nancy Vaughan Swanks and Mary Fay Swanks Stearns

TO: Leigh Ann Cook

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.

Nancy Vaughan Swanks

Nancy Vaughan Swanks, Affiant

Sworn to and subscribed before me this 22nd 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