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:T20140030396 DEEDWARR

Recvd: 05/02/14 14:23 3 pgs

Fees:18.00 Taxes:1054.50

20140502-0037549

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref: DM Title No: 53395

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Adam Solesby Jennifer Solesby 4040 Woodlawn Drive #12 Nashville, Tennessee 37205	SAME

TAX MAP-PARCEL NUMBERS: 103160H00300CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$285,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jeremy Hon and wife, Lynda Hon**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Adam Solesby and spouse, Jennifer Solesby** 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. 12 of Stanford Place a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "B" to the Master Deed of record in book 10018, page 140, amended in Book 10058, page 623 and Doc. No. 20111107-0086922, 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 Jeremy Jon and wife, Lynda Hon by Warranty Deed from Michael G. Baggett, unmarried, dated June 21, 2004 and recorded on June 24, 2004 of record in Doc. No. 20040624-0075341, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated March 1, 2011, recorded on March 10, 2011 of record in Doc. No. 20110310-0019254, said Register's Office, property was conveyed to Jeremy Hon and wife, Lynda Hon and Emily Louise Hon Castellanos, as to a one-third interest each, as joint tenants with right of survivorship. The said Emily Louise Hon Castellanos conveyed her interest in subject property to Jeremy Hon and wife, Lynda Hon by Quitclaim Deed dated February 25, 2014 recorded on February 28, 2014 of record in Doc. No. 20140228-0017499, said Register's Office.

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 as shown on Exhibit "B" to the Master Deed in Book 10018, page 140, amended in Book 10058, page 623 and Doc. No. 20111107-0086922. 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 10018, page 140, amended in Book 10058, page 623, amendment to By Laws in Doc. No. 20111107-0086922, 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 Jeremy Hon by Emily Louise Hon Castellanos pursuant to a Power of Attorney executed by him on the 11th day of April, 2014, of record in Instrument No. 20140502-0037548, 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 Lynda Hon by Emily Louise Hon Castellanos pursuant to a Power of Attorney executed by her on the 11th day of April, 2014 of record in Instrument No. 20140502-0037547, 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: 4040 Woodlawn Drive # 12, 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 30th day of April, 2014 .

Jeremy Hon By: Emily Louise Hon Castellanos, Atty-In-Fact

Lynda Hon By Emily Louise Hon Castellanos, 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 , **Emily Louise Hon Castellanos** 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 **Jeremy Hon and wife, Lynda Hon** , 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 30th 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

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: $285,000.00

Affiant

Sworn and subscribed before me this 30th 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

Wldoc: Deed Wty—12/92

EXHIBIT "A"

To

Warranty Deed

FROM: Jeremy Hon and wife, Lynda Hon

TO: Adam Solesby and spouse, Jennifer Solesby

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.

Emily Louise Hon Castellanos, Affiant

Sworn to and subscribed before me this 30th 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