RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

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:T20140046751 DEEDWARR
Recvd: 07/01/14 11:22 3 pgs
Fees:18.00 Taxes:2818.48
20140701-0057652

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref: DM Title No: 53589

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Timothy K. King 619 Woodleigh Drive Nashville, Tennessee 37215	Same

TAX MAP-PARCEL NUMBERS: 117010A00900CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$761,750.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mary Clark Bronaugh Brittain, unmarried,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Timothy K. King, 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:

Land in Davidson County, Tennessee, being Unit 5A on the Plan of Resubdivision of Lot 5, Bowling Square Condominium of record in Book 4660, page 44, revised in Book 5200, page 214, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Mary Clark Bronaugh by Warranty Deed from Martha Orgain Evans dated October 24, 1985 and recorded on November 1, 1985 of record in Book 6699, page 694, Register's Office for Davidson County, Tennessee. The said Mary Clark Bronaugh is now known as Mary Clark Bronaugh Brittain.

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 4660, Page 44, revised in Book 5200, page 214, 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 4724, page 753, amended in Book 4932, page 150, 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 Clark Bronaugh Brittain by J. Stewart Bronaugh, Jr. pursuant to a Power of Attorney executed by her on the 18th day of September, 2012, of record in Instrument No. _____, 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: 619 Woodleigh Drive, 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 June, 2014 .

Mary Clark Bronaugh Brittain

Mary Clark Bronaugh Brittain By: J. Stewart Bronaugh, Jr., Atty-in-Fact

by J. Stewart Bronaugh Jr., POA

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 , **J. Stewart Bronaugh, Jr.** 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 Clark Bronaugh Brittain** , 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 June, 2014

Notary Public

My Commission Expires:_____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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: $761,750.00

Affiant

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

Notary Public

My Commission Expires: _____

KATHY SNIDER
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 8, 2018

Wldoc: Deed Wty—12/92

EXHIBIT "A"

To

Warranty Deed

FROM: Mary Clark Bronaugh Brittain

TO: Timothy K. King

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.

J. Stewart Bronaugh, Jr., Affiant

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

Notary Public

My Commission Expires:

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015