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:T20140049609 DEEDWARR
Recvd: 07/11/14 11:12 3 pgs
Fees:18.00 Taxes:947.20
20140711-0061235

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BOX 50-B
~~PREPARED BY:~~ RETURN TO: W & I Ref: Title No: 53645
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jennifer L. Oldham Joseph Scott Oldham 364 Normandy Circle Nashville, TN 37209	New Owner

TAX MAP-PARCEL NUMBERS: 104010B112

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$256,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Tracy B. Dean, unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Jennifer L. Oldham and, Joseph Scott Oldham, wife and husband, 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. 364 on Lot 17 of the Normandy Place Condominiums, a horizontal property regime, created under Title 66, §27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Normandy Place Condominiums, of record in Instrument No. 20020214-0019862, amended in Instrument No. 20020523-0063131, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Normandy Place Condominiums, for placement of Units, as shown on Exhibit "E" to the Master Deed of record in Instrument No. 20020214-0019862, and as shown as Exhibit "A" on the First Amendment to the Master Deed of record in Instrument No. 20020523-0063131, said Register's Office, for a more complete identification and description of said Unit.

Being the same property conveyed to Tracy B. Dean, unmarried, by Warranty Deed from Normandy Place L.L.C., a Tennessee limited liability company, dated November 26, 2002, recorded November 27, 2002 in Instrument No. 20021127-0147025, Register's Office for Davidson County, Tennessee.

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 Instrument No. 20020214-0019862, amended in Instrument No. 20020523-0063131said 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 *, page *, Book *, page *, Book * page *, 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 Tracy B. Dean by George Basch pursuant to a Power of Attorney executed by her on the 1 day of July, 2014, of record in Instrument No. 20140711-0061234, 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: 364 Normandy Circle, Nashville, Tennessee 37209

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 8th day of July, 2014 .

Tracy B Dean by GB attorney in fact

Tracy B. Dean By: George Basch, 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 , **George Basch** 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 **Tracy B. Dean** , 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 8th day of July, 2014

Diane K. Mann

Notary Public

My Commission Expires:_____

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

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: $256,000.00

Affiant

Sworn and subscribed before me this 8th day of July, 2014

Notary Public

My Commission Expires: March 8, 2016

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

EXHIBIT "A"

To

Warranty Deed

FROM: Tracy B. Dean

TO: Scott Oldham and wife, Jennifer Oldham

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.

George Basch, Affiant

Sworn to and subscribed before me this 9th day of July, 2014

Notary Public

My Commission Expires:_____

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