PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
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Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County
Trans:T20140049939 DEEDWARR
Recvd: 07/14/14 09:52 3 pgs
Fees:18.00 Taxes:577.20
20140714-0061620

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

W & I Ref: DM Title No: 53656

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Robert L. Hunter 116 Summit Ridge Court Nashville, Tennessee 37215	Highlands Residential Mortgage, Ltd 12001 N. Central Expressway Ste 750 Dallas, TX 75243

TAX MAP-PARCEL NUMBERS: 131050B11600CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$156,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Cayce McCain Ezzell, married,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Robert L. Hunter, a single man,** 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 No. 116, together with the appurtenant interest in the common elements of Four Seasons Condominium, Horizontal Property Regime established by Master Deed of record in Book 6841, page 349, as amended in Book 6847, page 122, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "D" to the aforementioned Master Deed and being located upon Tract No. 1 on the Plan of Clark Gower Property of record in Book 5050, Page 30, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Catherine Cayce McCain by deed from Linn H. McCain and spouse, Catherine D. McCain, dated June 5, 2008, recorded June 9, 2008, of record in Instrument No. 20080609-0058816, Register's Office for Davidson County, Tennessee. Catherine Cayce McCain is now known as Cayce McCain Ezzell.

Charles Ezzell, spouse of Cayce McCain Ezzell joins in this conveyance solely to convey any and all marital interest in subject property.

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, Page 30 and shown as Exhibit "D" to the Master Deed in Book 6841, page 349, 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 to Comcast of Nashville, I, LLC, of record in Doc. No. 20120521-0043888, said Register's Office. Easement Agreement to SBA Properties, Inc. of record in Doc. No. 20010912-0099679, said Register's Office. Easement Agreements of record in Book 6869, page 157, Book 6869, page 162 rerecorded in Book 6870, page 966 and Book 7776, page 899, said Register's Office. The provisions of the condominium Master Deed of record in Book 6841, page 349, Book 6847, page 122, 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 Cayce McCain Ezzell and Charles Ezzell by Catherine Dale McCain pursuant to a Power of Attorney executed by them on the _____ day of July, 2014 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: 116 Summit Ridge Court, 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 11th day of July, 2014 .

Cayce McCain Ezzell by Catherine D. McCain, Atty-In-Fact

Cayce McCain Ezzell by Catherine D. McCain, Atty-In-Fact

Charles Ezzell, by Catherine D. McCain, atty-in-Fact

Charles Ezzell, by Catherine D. McCain, 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 , **Catherine Dale McCain,** 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 **Cayce McCain Ezzell and Charles Ezzell,** 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 11th day of July, 2014

Diane K. Mann
Notary Public

My Commission Expires: 1-24-2017

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 1-24-2017

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: $156,000.00

Affiant

Sworn and subscribed before me this 11th day of July, 2014

Lisa S. Geoghegan
Notary Public

My Commission Expires: 9-20-2017

LISA S. GEOGHEGAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT "A"

To

Warranty Deed

FROM: Cayce McCain Ezzell

TO: Robert L. Hunter

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.

Catherine Dale McCain

Catherine Dale McCain, Affiant

Sworn to and subscribed before me this 18th 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