File Box 8

BILL GARRETT, Davidson County
Trans:T20140081982 DEEDWARR
Recvd: 10/30/14 15:29 3 pgs
Fees:18.00 Taxes:934.25
20141030-0100302

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
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Email

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

W & I Ref: (DKM) Title No.: 56938

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Patricia Ellen Treece, Trustee of the Billy Joe Treece Tennessee Q-Tip Trust F/B/O Patricia Ellen Treece 1001 Clifton Lane, #2 Nashville, TN 37204	New Owner

TAX MAP PARCEL NUMBERS: 118090A00200C)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$252,500.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Matthew Keane Taylor, Executor and Patricia Grady Lea, Erin Grady Kimzey, Elizabeth Grady Bell and Broderick Charles Grady, devisees under the Last Will and Testament of Colleen Grady, Deceased,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Patricia Ellen Treece, Trustee of the Billy Joe Treece, Tennessee Q-Tip Trust FBO Patricia Ellen Treece,** 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 Townhome No. 2 located on Lot 3 of Hawthorne Square, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, of record in Book 6250, Page 422 and shown as Exhibit "A" to the Master Deed of record in Book 6341, Page 630, 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 Colleen M. Grady by Warranty Deed from Leah D. Magee and Miriam G. Magee, dated November 12, 2003, recorded November 19, 2003 in Instrument No. 20031119-0168836, Register's Office for Davidson County, Tennessee. Colleen M Grady having since died. By Last Will and Testament of Colleen Grady, of record as Docket No. 14P1435 in the Seventh Circuit Court, Probate Division, Matthew Keane Taylor was appointed as Executor and Patricia Grady Lea, Erin Grady Kimzey, Elizabeth Grady Bell and Broderick Charles Grady were name as devisees to all property of Colleen Grady.

This conveyance is subject to: Taxes for 2014, and subsequent years; The Plan, with Owner's Certificate, of record in Book 6250, Page 422 and shown as Exhibit "A" to the Master Deed of record in Book 6341, Page 640, 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 6341, Page 640, 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, assessment, liens and other matters.

This instrument is executed on behalf of Patricia Grady Lea, Erin Grady Kimzey, Elizabeth Grady Bell and Broderick Charles Grady, devisees under The Last Will and Testament of Colleen Grady, deceased by Matthew K. Taylor pursuant to a Powers of Attorney executed by her/him/them of record in Instrument Nos. 20141030-0100298, 20141030-0100299, 20141030-0100300, and 20141030-0100301 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 1001 Clifton Lane, # 2, Nashville, TN 37204

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 October, 2014.

Matthew Keane Taylor, Executor under the Last Will and Testament of Colleen Grady, deceased

Patricia Grady Lea, devisee
By: Matthew K. Taylor, Attorney in Fact

Erin Grady Kimzey, devisee
By: Matthew K. Taylor, Attorney in Fact

Elizabeth Grady Bell, devisee
By: Matthew K. Taylor, Attorney in Fact

Broderick Charles Grady, devisee
By: Matthew K. Taylor, Attorney in Fact

State of Tennessee

County of Davidson

On this 30th day of October, 2014, before me the undersigned authority, personally appeared Matthew Keane Taylor, Executor under The Last Will and Testament of Colleen Grady, decedased, 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.

Notary

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

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Matthew K. Taylor** 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 **Patricia Grady Lea, Erin Grady Kimzey, Elizabeth Grady Bell and Broderick Charles Grady, devisees under The Last Will and Testament of Colleen Grady, deceased**, 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 October, 2014.

Notary

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 consider or value, whichever is greater, for this transfer is: $252,500.00.

Affiant

Sworn and subscribed before me this 30th day of October, 2014.

Notary

My Commission Expires: _____

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

EXHIBIT "A"

To

Warranty Deed

FROM: Matthew Keane Taylor, Executor and Patricia Grady Lea, Erin Grady Kimzey, Elizabeth Grady Bell and Broderick Charles Grady, devisees under the Last Will and Testament of Colleen Grady, Deceased

TO: Patricia Ellen Treece, Trustee of the Billy Joe Treece Tennessee Q-Tip Trust F/B/O Patricia Ellen Treece

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.

Matthew K. Taylor, Affiant

Sworn to and subscribed before me this 30th day of October, 2014.

Notary Public

My Commission Expires: _____

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