PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20150015573 DEEDWARR
Recvd: 03/03/15 12:06 3 pgs
Fees:18.00 Taxes:477.30
20150303-0018444

W & I Ref: (DKM) Title No.: 57205

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Clifford Paul Manning, II 3030 Ned Shelton Rd., #206 Nashville, TN 37217	InterLinc Mortgage Services, LLC 10613 W. Sam Houston Pkwy. N Suite 200 Houston, TX 77064

TAX MAP PARCEL NUMBERS: 135-08-0B-040.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$129,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Doodnath Maraj**, unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Clifford Paul Manning, II** 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. 206 on the Plan of Lake Ridge Village, shown as Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20040210-0016203, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Doodnath Maraj, unmarried, by Warranty Deed from NVR, Inc., a Virginia Corporation, T/A Fox Ridge Homes, dated November 29, 2005, recorded December 5, 2005 in Instrument No. 20051205-0145675, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan, with Owner's Certificate, shown as Exhibit "C" to Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20040210-0016203, said Register's Office, to which plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20040210-0016203, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This instrument is executed on behalf of Doodnath Maraj by Shereme Siewnarine pursuant to a Power of Attorney executed by her/him/them on the 5th day of February, 2015, of record in Instrument No. 20150303-0018443 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 3030 Ned Shelton Road, # 206, Nashville, TN 37217

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 26th day of February, 2015

Doodnath Maraj by Shereme A/F

Doodnath Maraj

By: Shereme Siewnarine, Attorney 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, **Shereme Siewnarine**, 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 Doodnath Maraj, 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 26th day of February, 2015.

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

Notary

My Commission Expires: _____

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: $129,000.00.

Affiant

Sworn and subscribed before me this 26 day of February, 2015

JEFFREY M. GRISE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires OCT 18, 2016

Notary

My Commission Expires: _____

EXHIBIT "A"

To

Warranty Deed

FROM: Doodnath Maraj

TO: Clifford Paul Manning, II

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.

Shereme Siewnarine, Affiant

Sworn to and subscribed before me this 26th day of February, 2015

Notary Public

My Commission Expires:

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