File Box 8

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20150020573 DEEDWARR
Recvd: 03/20/15 13:51 3 pgs
Fees:18.00 Taxes:873.20
20150320-0024296

W & I Ref: (DM) Title No.: 57279

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
John Dalton Carolyn Dalton 2033 Fransworth Drive Nashville, TN 37205	SAME

TAX MAP PARCEL NUMBERS: 116130C02500CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$236,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Carolyn M. Barton, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John Dalton and Carolyn Dalton, husband and wife,** 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 certain condominium apartment in Davidson County, Tennessee, described as follows to wit:

Apartment No. 25 in Belle Meade Tower, a horizontal property regime, located at 105 Leake Avenue in Nashville, Davidson County, Tennessee, as shown on the Plat of Belle Meade Tower, recorded in Book 4175, page 159, of the Register's Office for Davidson County, Tennessee, to which reference is hereby made. Parking Space No. 4 in the garage attached to the building of Belle Meade Tower is limited common element for the exclusive use of the co-owner of said apartment.

Being part of the same property conveyed to John W. Barton and spouse, Carolyn M. Barton by Warranty Deed from Robert T. Coleman, Trustee, with full power, of the Coleman Family Trust, dated August 5, 1998 and recorded on August 5, 1998 of record in Book 11053, page 421, Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Instrument No. 20111121-0091166, said Register's Office, subject property was conveyed to Carolyn M. Barton.

Description Reference: Described from information contained in recorded condominium documents.

Taxes for the year 2015 and subsequent years. Said Taxes are neither due nor payable. The Plan, with Owner's Certificate, of record in Book 4175, page 159, 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 for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 4925, page 594, said Register's Office. Easement to Comcast of Nashville of record in Instrument No. 20140314-0021538, said Register's Office. Right of way and Easement to Bell South Telecommunications in Book 9351, page 933, said Register's Office. The provisions of the condominium Master Deed of record in Instrument No. 201302140015134, 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 Carolyn M. Barton by John W. Barton, III pursuant to a Power of Attorney executed by her on the 20th day of September, 2000, of record in Instrument No. 20001106-0109761, 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 105 Leake Avenue, # 25, Nashville, TN 37205

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 19th day of March, 2015

Carolyn M Barton by John W Barton III

Carolyn M. Barton by John W. Barton, III, Attorney-In-Fact

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, **John W. Barton, III** 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 **Carolyn M. Barton**, 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 19th day of March, 2015.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

My Commission Expires:

Notary

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: $236,000.00.

Affiant

Sworn and subscribed before me this 19th day of March, 2015.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

My Commission Expires:

Notary

EXHIBIT "A"

To

Warranty Deed

FROM: Carolyn M. Barton, unmarried

TO: John Dalton and Carolyn Dalton, husband and wife,

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.

John W. Barton, III, Affiant

Sworn to and subscribed before me this 19th day of March, 2015.

Notary Public

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019