BILL GARRETT, Davidson County
Trans:T20150027455 DEEDWARR
Recvd: 04/13/15 13:38 3 pgs
Fees:18.00 Taxes:225.70
20150413-0032408

Record & Return:
THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M15-1235

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Lorenzo Formato Family Trust, UTD 01/29/2015 4861 Big Horn Drive Old Hickory, TN 37138	NEW OWNER	108-7-B-141.00

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $61,000.00

Affiant

Subscribed and sworn to before me, this the 10 day of April, 2015.

Notary Public

My Commission Expires: 6-1-15
(Affix Seal)

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires June 1, 2015

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We **Jody Drake a/k/a Jody Jennifer L. Drake f/k/a Jody J.L. Bullard, now an unmarried individual and F. Jane Drake, a/k/a Floretta J. Drake, an unmarried individual,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Clarence Carson Parks,III and Nicole Maria Formato, Trustees of the Lorenzo Formato Family Trust, UTD 01/29/2015,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a certain condominium apartment situated in Davidson County, Tennessee, and being known as **Unit No. 141** as specified on the Plan of Timber Lake Condominium, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6549, page 475; as clarified in Book 6561, page 141; and as corrected in Book 7153, page 617, Register's Office for Davidson County, Tennessee, including without limitation those By-Laws appended thereto, 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 Timber Lake Condominium for placement of Units, as shown as Exhibit to the aforementioned Master Deed for a more complete identification and description of such Unit.

Being the same property conveyed to Jody Drake and F. Jane Drake by Quitclaim Deed dated December 19, 2009, recorded December 23, 2009, of record in Instrument No. 20091223-0116839, Register's Office for Davidson County, Tennessee, and further being the same property conveyed to Jody J. L. Bullard and F. Jane Drake by Warranty Deed dated November 3, 1999, recorded November 9, 1999, of record in Book 11737, page 297, said Register's Office.

This is improved property located at: **243 Timberway Drive, Nashville, TN 37214**

This conveyance is made subject to (1) Property taxes for the year 2015, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to GRANTEE who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This instrument is executed on behalf of Jody Drake and Floretta J. Drake, by J.David Wicker pursuant to a Power of Attorney executed by Jody Jennifer L. Drake a/k/a Jody Drake on April 2, 2015, of record in Instrument No. 20150413-0032406 and pursuant to a Power of Attorney executed by Floretta J. Drake, a/k/a F. Jane Drake on April 1, 2015, of record in Instrument No. 20150413-0032407, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to the instrument and incorporated herein by reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of **April, 2015.**

GRANTOR(S)

Jody Drake by J. David Wicker, her attorney-in-fact

F. Jane Drake, by J. David Wicker, her attorney-in-fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public in and for said County and State, the within named **J.David Wicker** 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 **Jody Drake** as Attorney-in-Fact, as the free Act and Deed of the said Principal(s).

Witness my hand and official seal on this the 10th day of **April, 2015.**

Notary Public
My Commission Expires:

DEBORAH L. BISSELL STATE OF TENNESSEE NOTARY PUBLIC PERRY COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public in and for said County and State, the within named **J.David Wicker** 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 **F.Jane Drake** as Attorney-in-Fact, as the free Act and Deed of the said Principal(s).

Witness my hand and official seal on this the 10th day of **April, 2015.**

Notary Public
My Commission Expires:

DEBORAH L. BISSELL STATE OF TENNESSEE NOTARY PUBLIC PERRY COUNTY

EXHIBIT "A"
To
Warranty Deed

FROM: Jody Drake f/k/a Jody J.L. Bullard,now an unmarried individual and F. Jane Drake, aka Floretta J. Drake, an unmarried individual

TO: Clarence Carson Parks,III and Nicole Maria Formato, Trustees of the Lorenzo Formato Family Trust, UTD 01/29/2015

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 documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

J.David Wicker, Affiant

Sworn to and subscribed before me this 10 day of April, 2015.

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
June 1 2015

Notary Public
My Commission Expires:
6-1-15