File Box 8

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

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20150033984 DEEDWARR
Recvd: 05/04/15 14:00 3 pgs
Fees:18.00 Taxes:1624.30
20150504-0040221

W & I Ref: (DM) Title No.: 57283

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Patricia A. Peerman 506 Brighton Place Nashville, TN 37205	SAME

TAX MAP PARCEL NUMBERS: 104130E00400CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$439,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Harley Ellsworth Erb, IV, Individually and as Executor and Jane Bowden Kirkpatrick**, hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Patricia A. Peerman** 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 Unit No. 4 also known as Unit 506 of Brighton Place Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "B" to the Master Deed of record in Book 6569, page 529 amending the Plan of record in Book 6250, page 144, 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 Frances Edwards Erb by Warranty Deed from Creason Clayton, Trustee, dated November 1985, and recorded on November 13, 1985 of record in Book 6708, page 674, Register's Office for Davidson County, Tennessee. The said Frances Edwards Erb has since died. The Last Will and Testament of Frances Edwards Erb of record in Docket No. 14P1958 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) appointed Harley Ellsworth Erb, IV as Executor and devised all property to Jane Bowden Kirkpatrick and Harley Ellsworth Erb, IV.

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

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan, with Owner's Certificate, as shown on Exhibit "B" to the Master Deed of record in Book 6569, page 529 amending the Plan of record in Book 6250, page 144, 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 6569, page 529, 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 by Jane Bowden Kirkpatrick pursuant to a Power of Attorney executed by her/him/them on the 7th day of April, 2015, of record in Instrument No. 20150504-0040220 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 506 Brighton Place, 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 28th day of April 2015.

Harley Ellsworth Erb, IV, Individually and as Executor

Jane Bowden Kirpatrick
by Harley Ellsworth Erb, IV, Attorney-in-Fact

State of Tennessee

County of Davidson

On this 28th day of April, 2015, before me the undersigned authority, personally appeared **Harley Ellsworth Erb, IV**, 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.

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

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Harley Ellsworth Erb, IV** 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 **Jane Bowden Kirkpatrick**, 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 28th day of April, 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: $439,000.00.

Affiant

Sworn and subscribed before me this the 30th day of April, 2015.

DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018

My Commission Expires: _____

Notary

EXHIBIT "A"

To

Warranty Deed

FROM: Harley Ellsworth Erb, IV, Individually and as Executor and Jane Bowden Kirkpatrick

TO: Patricia A. Peerman

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.

Harley Ellsworth Erb, IV Affiant

Sworn to and subscribed before me this 28th day of April, 2015.

Notary Public

My Commission Expires: _____

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