This Instrument Prepared By:
R. Francene Kavin, Attorney
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Edward Max Wallace, III
4000 Anderson Rd, Unit #62
Nashville, TN 37217

SEND TAX BILL TO:
NEW OWNER

MORTGAGEE:

Map/Parcel
#136-3-A-62CO

BILL GARRETT, Davidson County
Trans: T20150080686 DEEDWARR
Recvd: 09/22/15 13:46 3 pgs
Fees: 18.00 Taxes: 284.53
20150922-0096351

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Vilia Yvette Steele, an unmarried woman, Brittany Cordelia Sales, an unmarried woman, and Angela Dickerson, a married woman,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Edward Max Wallace, III, an unmarried man,** hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

A certain Condominium Unit in Davidson County Tennessee, described as follows: Unit No. Townhouse No. 62, Building No. 11, in a Horizontal Property Regime of Priest Lake Park Condominium Townhouses, Phase I, of record in Plat Book 4460, page 88, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Vilia A. Buckingham, unmarried, by Warranty deed dated September 24, 1997, from Cory E. Martin, unmarried, of record in Book 10623, page 148, Register's Office for Davidson County, Tennessee. The said Vilia A. Buckingham, an unmarried woman, later conveyed her interest in the above property to Vilia A. Buckingham, an unmarried woman, Vilia Yvette Steele, an unmarried woman, and Brittany Cordelia Sales, an unmarried woman, by Quitclaim Deed dated March 18, 2014, of record in Instrument #20140410-0030133, Register's Office for Davidson County, Tennessee. The said Vilia A. Buckingham (also known as Vilia Ann Buckingham) died on September 1, 2014, survived by her four daughters and heirs-at law as follows: Angela Dickerson, Cheryl Mimms, Saundra B. Curry, and Veda Smith. See Affidavit of Heirship recorded simultaneously herewith in Instrument #20150922-0096349, Register's Office for Davidson County, Tennessee. Cheryl Mimms conveyed her interest in the above property to Vilia Yvette Steele and Brittany Cordelia Sales by Quitclaim Deed recorded simultaneously herewith in Instrument #20150922-0096348 said Register's Office. Saundra B. Curry conveyed her interest in the above property to Vilia Yvette Steele and Brittany Cordelia Sales by Quitclaim Deed recorded simultaneously herewith in Instrument #20150922-0096348, said Register's Office. Veda Smith conveyed her interest in the above property to Vilia Yvette Steele and Brittany Cordelia Sales by Quitclaim Deed recorded simultaneously herewith in Instrument #20150922-0096348, said Register's Office.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2015 and subsequent years.

This is **improved** property known as **4000 Anderson Road, Unit #62, Nashville, Tennessee 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, his heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS OUR HANDS, this the 18th day of **September, 2015.**

Vilia Y. Steele by Saundra B. Curry, Attorney in Fact

Vilia Yvette Steele

Brittany Cordelia Sales

Angela Dickerson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Brittany Cordelia Sales and Angela Dickerson**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 18th day of September, 2015.

R. Francene Kavin
NOTARY PUBLIC

My Commission Expires: 11/5/2016

R. FRANCENE KAVIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a notary public in and for said county and state, the within named **Saundra B. Curry**, as attorney-in-fact for **Vilia Yvette Steele**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that she executed the within instrument as the free act and deed of the said Vilia Yvette Steele, the within named bargainor, for the purposes therein contained by virtue of a Specific Limited Power of Attorney duly executed by the said Vilia Yvette Steele, and recorded simultaneously herewith in Instrument # 20150922-0096350, of the Register's Office of Davidson County, Tennessee.

WITNESS my hand and official seal this 18th day of September, 2015.

R. Francene Kavin
NOTARY PUBLIC

My Commission Expires: 11/5/2016

R. FRANCENE KAVIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Sumner

The actual value or consideration, whichever is greater, for this transfer is $76,900.00.

AFFIANT

Subscribed and sworn to before me on this 21st day of September, 2015.

NOTARY PUBLIC

My Commission Expires:
SEP 2 0 2016

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.