BILL GARRETT, Davidson County
Trans:T20150084773 DEEDWARR
Recvd: 10/05/15 15:45 3 pgs
Fees:18.00 Taxes:1539.20
20151005-0101370

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)

W & I Ref: (DM) Title No.: 57789

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Richa Airee 401 Bowling Avenue #56 Nashville, Tennessee 37205	Bank of America 900 W Trade St. 3rd Floor Charlotte NC 28255

TAX MAP PARCEL NUMBERS: 104130A05900CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$416,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Emily Evans Sanders and R. Franklin Sanders, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Richa Airee , unmarried,** 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 Building Site No. 59 also known as Unit #56 and Unit #59 on the Plan of Richmeade Place, Section Four of record in Book 5210, page 16, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Emily Evans Sanders and R. Franklin Sanders, as joint tenants with right of survivorship by Warranty Deed from J. Kevin Gardner and spouse, Kimberly D. Gardner, dated March 4, 1994, recorded on March 7, 1994, of record in Book 9270, page 415, Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Instrument No. 20040323-0032653, said Register's Office. Subject property was conveyed to R. Franklin Sanders. Subject property was further conveyed to R. Franklin Sanders and Emily Evans Sanders as joint tenants with right of survivorship by Quitclaim Deed of record in Instrument No. 2015027-0048714, said Register's Office.

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, of record in Book 5210, page 16, said Register's Office, to which Plan reference is hereby made for a more complete description. Easement to Comcast of Nashville, LLC, of record in Instrument No. 20140328-0025605, said Register's Office. The Declaration of Covenants, Conditions and Restrictions of record in Book 4941, page 637, Book 5036, page 338, Book 5238, page 385 and amendment to By-Laws in Book 5213, page 945, 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 R. Franklin Sanders by Emily Evans Sanders pursuant to a Power of Attorney executed by him on the _____ day of September, 2015, of record in Instrument No. 20151005-0101369, 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 401 Bowling Avenue, # 56, 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 30th day of September, 2015

Emily Evans Sanders

Emily Evans Sanders

R. Franklin Sanders by Emily Evans Sanders

R. Franklin Sanders by Emily Evans Sanders, Attorney-In-Fact

by: Emily Evans Sanders
attorney-in-fact

State of Tennessee

County of Davidson

On this 30th day of September, 2015, before me the undersigned authority, personally appeared **Emily Evans Sanders**, 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.

Notary

My Commission Expires: 1-8-2019

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

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, **Emily Evans Sanders** 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 **R. Franklin Sanders**, 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 30th day of September, 2015.

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

My Commission Expires: 1-8-2019

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: $416,000.00.

Affiant

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

Notary

My Commission Expires: 9-20-2017

LISA S. GEOGHEGAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT "A"
To
Warranty Deed

FROM: Emily Evans Sanders and R. Franklin Sanders

TO: Richa Airee

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.

Emily Evans Sanders

Emily Evans Sanders, Affiant

Sworn to and subscribed before me this 30th day of September, 2015.

Notary Public

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-9-2019

Return to:
Jim R. Vanderpool, P.C.
256 Seaboard Lane, Suite G-104
Franklin, TN 37067