BILL GARRETT, Davidson County
Trans:T20150085192 DEEDWARR
Recvd: 10/06/15 14:12 3 pgs
Fees:18.00 Taxes:599.40
20151006-0101878

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.: 57847

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Daniel Cottone Rachael Haney 6952 Highway 70 South #103 Nashville, TN 37221	Heritage Bank USA, Inc. 4155 Lafayette Road Hopkinsville, KY 42240

TAX MAP PARCEL NUMBERS: 143010COO300CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$162,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Sam B. Rickman, married and Amanda Joy Rickman, single, as joint tenants with right of survivorship**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Daniel Cottone and Rachael Haney, both unmarried, as joint tenants with right of survivorship,** 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:**

Being Unit Number 103 on the Plan of First Revision Horizontal Property Regime Common Element Plat West Port Landing Condominiums of record in Instrument No. 20040310-0027295, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Sam B. Rickman, married, and Amanda Joy Rickman, single, as joint tenants with the right of survivorship, by Warranty Deed from Corinthian Custom Homes, INc., a Tennessee Corporation, dated November 10, 2004 and recorded on November 29, 2004, of record in Inst. No. 20041129-0141447, Register's Office for Davidson County, Tennessee. The said Amanda Joy Rickman is now known as Amanda Joy Rickman Carter.

Subject property was never the marital residence of either Grantor.

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, of record in Inst. No. 200403100027295, 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 Inst. No. 20031031-0160421, Inst. No. 20040526-0061758 and Inst. No. 20041201-0143197 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 Sam B. Rickman by Amanda Joy Rickman Carter pursuant to a Power of Attorney executed by him on the _____ day of September, 2015, of record in Instrument No. _____, 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 6952 Highway 70 South, # 103, Nashville, TN 37221

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.

Amanda Joy Rickman Carter
Amanda Joy Rickman Carter

Sam B. Rickman by Amanda Joy Rickman Carter, Attorney-in-fact
Sam B. Rickman by Amanda Joy Rickman Carter, Attorney-In-Fact

State of Tennessee

County of Davidson

On this 30th day of September, 2015, before me the undersigned authority, personally appeared **Amanda Joy Rickman Carter**, 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, **Amanda Joy Rickman Carter** 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 **Sam B. Rickman**, 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: _____

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: $162,000.00.

Lynda K. Jowe
Affiant

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

R. Francene Kavin
Notary

My Commission Expires: Nov 5, 2016

R. FRANCENE KAVIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT "A"

To

Warranty Deed

FROM: Amanda Joy Rickman Carter and Sam B. Rickman

TO: Daniel Cottone and Rachael Haney

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.

Amanda Joy Rickman Carter

Amanda Joy Rickman Carter, 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 1-8-2019