BILL GARRETT, Davidson County
Trans:T20160027064 DEEDWARR
Recvd: 04/04/16 14:16 4 pgs
Fees:23.00 Taxes:1258.00
20160404-0031851

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.: 58187

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Stephen Jay Nedelman Ilene L. Nedelman 3901 West End Ave. #302 Nashville, TN 37215	NEW OWNER

TAX MAP PARCEL NUMBERS: 103160A00300CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$340,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Minnette F. Shepard, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Stephen Jay Nedelman and Ilene L. Nedelman, husband and wife,** 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. 302 of The Rokeby 3rd Floor Condominium Apartments, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5060, page 135, 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 Minnette F. Shepard and spouse, Al Shepard, by Warranty Deed from Fred V. Lucas and spouse, Rebecca D. Lucas, dated October 14, 1992 and recorded on October 16, 1992, of record in Book 8759, page 44, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated November 8, 1996, recorded November 19, 1996, of record in Book 10264, page 252, said Register's Office, a 16% undivided tenant in common interest was conveyed to Nishan M. Shepard and Renee' Alterman. By Quitclaim Deed dated Janaury 13, 1997, recorded January 27, 1997, of record in Book 10329, page 483, said Register's Office, a 16% undivided tenant in common interest was conveyed to Nishan M. Shepard and Renee' Alterman. By Quitclaim Deed dated May 1, 2006, recorded May 2, 2006, of record in Inst. No. 20060502-0050672, said Register's Office, Al Shepard conveyed his interest in subject property to Minnette F. Shepard. The said Nishan M. Shepard and Renee' Alterman conveyed their interests in subject property to Minnette F. Shepard by Quitclaim Deed dated July 22, 2014, recorded July 25, 2014, of record in Inst. No. 20140726-0066246, said Register's Office.

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

This conveyance is subject to: Taxes for 2016, and subsequent years; The Plan, with Owner's Certificate, of record in Book 5060, page 135, 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 4829, page 138, amended in Book 4983, page 98, Book 5096, page 409, Book 5459, page 179, Book 7399, page 814, Book 9828, page 213, Inst. No. 20060110-0003792, Inst. No. 20060717-0085390, corrected in Inst. No. 20060724-0089036, 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; Easement to Comcast of Nashville I, LLC, of record in Inst. No. 20150126-0007082, said Register's Office.

This instrument is executed on behalf of Minnette F. Shepard by Renee' Shepard Alterman and Nishan M. Shepard, pursuant to a Power of Attorney executed by her on the 26th day of June, 2007, of record in Instrument No. 20160404-0031850, 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 3901 West End Avenue, # 302, Nashville, TN 37215

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 1st day of April, 2016.

Minnette F. Shepard by Renee' Shepard Alterman Atty-in-Fact

Minnette F. Shepard by Nishan M. Shepard attorney-in-fact

Minnette F. Shepard by Renee' Shepard Alterman, Attorney-In-Fact

Minnette F. Shepard by Nishan M. Shepard, Attorney-In-Fact

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, **Renee' Shepard Alterman** 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 **Minnette F. Shepard**, 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 1st day of April, 2016.

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

Notary

My Commission Expires: _____

State of _____

County of _____ See attached

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Nishan M. Shepard,** 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 **Minnette F. Shepard**, 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 _____ day of _____, 2016

Notary

My Commission Expires: _____

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: $340,000.00.

Affiant

Sworn and subscribed before me this 1st day of April, 2016.

Notary

My Commission Expires: _____

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

EXHIBIT "A"
To
Warranty Deed

FROM: Minnette F. Shepard

TO: Stephen Jay Nedelman and Ilene L. Nedelman

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.

Renee' Shepard Alterman, Affiant

Sworn to and subscribed before me this 1st day of April, 2016.

Notary Public

My Commission Expires: _____

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

State of California

County of Alameda

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.

~~Minnette F. Shepard~~ NS
~~Attorney-in-Fact~~

Nishan M. Shepard, Affiant

Sworn to and subscribed before me this 25 day of March, 2016

Notary Public

My Commission Expires: 09/29/2017

THOMAS A. SHIMAMURA
COMM. # 2043382
NOTARY PUBLIC - CALIFORNIA
ALAMEDA COUNTY
MY COMM. EXP. SEP. 29, 2017

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Alameda

On March 25, 2016 before me, _Thomas A. Shimamura_ Notary Public, personally appeared

Nishon Shepard,

who proved to me on the basis of satisfactory evidence to be the person(~~s~~) whose name(~~s~~) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/she/~~the~~y executed the same in his/~~her~~/their authorized capacity(~~ies~~), and that by his/~~her~~/their signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.

Signature of Notary Public

THOMAS A. SHIMAMURA
COMM. # 2043382
NOTARY PUBLIC - CALIFORNIA
ALAMEDA COUNTY
MY COMM. EXP. SEP. 29, 2017

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

Signer's Name: _____

- ☐ Individual
- ☐ Corporate Officer - Title(s): _____
- ☐ Partner - ☐ Limited ☐ General
- ☐ Attorney in Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER

Top of thumb here