(2)
Box 36

BILL GARRETT, Davidson County
Trans:T20160047123 DEEDWARR
Recvd: 06/03/16 15:15 3 pgs
Fees:18.00 Taxes:943.50
20160603-0056367

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: (RF) Title No.: 58370

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Corazon Chua 601 Old Hickory Blvd., #17 Brentwood, TN 37027	Corazon Chua 82 East Dorton Blvd. Staffordsville, KY 41256

TAX MAP PARCEL NUMBERS: 171030B211000CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$255,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **William R. Cotney and Deborah H. Cotney, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Corazon Chua** 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 Unit No. 17 on the Plan of Phase Two, Section Six, Townhomes of Fredericksburg of record in Plat Book 9700, pages 953 and 954, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William R. Cotney and wife, Deborah H. Cotney by Warranty Deed from Lynn M. Peithman and husband, Joseph P. Lamont, dated April 10, 2003, recorded on April 16, 2003 of record in Instrument No. 20030416-0051008, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

Taxes for 2016, and subsequent years. Said taxes are neither due nor payable.
The Plan of record in Book 9700, pages 953 and 954, said Register's Office to which plan reference is hereby made for a more complete description.

Declaration of Covenants, Conditions and Restrictions of record in Book 8920, page 65, Book 9500, page 393, Book 9860, page 840, Book 10126, page 435, Book 10224, page 683, Book 10294, page 850, Book 10694, page 541, Book 11550, page 531, Book 11682, page 75, Instrument No. 20000718-0070558 and Instrument No. 20050705-0076596, Register's Office for Davidson County, Tennessee.

Restrictions as may affect subject property of record in Book 10393, page 11, Book 10628, page 517, Book 10895, page 778, and Book 7798, page 843, Register's Office for Davidson County, Tennessee.

P.U.D. Boundary of record in Book 7900, page 509, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 8920, page 45, Book 10126, page 486, Book 10275, page 959, Book 10694, page 539, and Book 11550, page 554, Register's Office for Davidson County, Tennessee.

Charter of record in Book 8920, page 40, Book 10126, page 430 and Book 11550, page 529, Register's Office for Davidson County, Tennessee.

Sanitary Sewer Easement of record in Book 7358, page 643, Register's Office for Davidson County, Tennessee.

Easement of record in Book 9607, page 431, Register's Office for Davidson County, Tennessee.

Quitclaim Deed as to Homeowners Association Common Area of record in Book 11753, page 208, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of William R. Cotney by Deborah H. Cotney pursuant to a Power of Attorney executed by him on the _____ day of _____, 2016, of record in Instrument No 20160603-0056300, 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 601 Old Hickory Boulevard, # 17, Brentwood, TN 37027

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 June, 2016.

William R. Cotney by Deborah H. Cotney Deborah H. Cotney

William R. Cotney by Deborah H. Cotney, Attorney-In-Fact

Deborah H. Cotney

State of Tennessee

County of Davidson

On this 1st day of June, 2016, before me the undersigned authority, personally appeared **Deborah H. Cotney**, 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

Notary

My Commission Expires: _____

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, **Deborah H. Cotney** 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 **William R. Cotney**, 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 June, 2016.

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

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: $255,000.00.

Affiant

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

Susan H. Baird

Notary

My Commission Expires: 01/06/2020

SUSAN H. BAIRD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires 01-06-2020

EXHIBIT "A"

To

Warranty Deed

FROM: William R. Cotney and Deborah H. Cotney

TO: Corazon Chua

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.

Deborah H. Cotney

Deborah H. Cotney, Affiant

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

Notary Public

My Commission Expires: _____

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