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BILL GARRETT, Davidson County
Trans:T20160062390 DEEDWARR
Recvd: 07/20/16 11:16 3 pgs
Fees:18.00 Taxes:943.50
20160720-0074725

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref: (RF) Title No.: 58478

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Marilyn Redick 130 Hicks Road Nashville, TN 37221	**Farmington Mortgage, a div. of Capstar Bank** **2002 Richard Jones Road, Ste 300A** **Nashville, TN 37215**

TAX MAP PARCEL NUMBERS: 142-16-G-133.CO

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 **Leslie Elizabeth Deere, Lynn E. Dorton, and Michelle R. Edwards, devisees under The Last Will and Testament of Barbara Deere, and Lynn E. Dorton, as Executrix of the Estate of Barbara Deere**, hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Marilyn Redick,** 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:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 13 of Devon Close Town Homes a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Book 9700, page 147, 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 appurtenants undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Barbara N. Deere by Warranty Deed from Elizabeth T. Curley, unmarried, dated April 3, 2007 and recorded on April 27, 2007, of record in Document No. 20070427-0050675, Register's Office for Davidson County, Tennessee. Barbara N. Deere has since died, unmarried and testate. By will of record in Docket No. 16P533 Circuit Court for Davidson County, Tennessee (Probate Division), the said Barbara Deere, being one and the same person as Barbara N. Deere, devised subject property to Leslie Elizabeth Deere, Lynn E. Dorton and Michelle R. Edwards. Letters Testamentary dated March 31, 2016 were issued to Lynn E. Dorton.

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

This conveyance is subject to: Taxes for 2016, and subsequent years; The Plan of record in Plat Book 9700, page 147, said Register's Office to which plan reference is hereby made for a more complete description thereof. The provisions of the condominium Master Deed of record in Book 9747, page 278, 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 Leslie Elizabeth Deere by Lynn E. Dorton pursuant to a Power of Attorney executed by her on the ___ day of July, 2016 of record in Instrument No. 20160720-0074724, 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 130 Hicks Road, 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 19 day of July, 2016.

Lynn E. Dorton

Michelle R. Edwards

Lynn E. Dorton, Executrix

Leslie Elizabeth Deere by Lynn E. Dorton, Attorney-In-Fact

Attorney-in-fact

State of Tennessee

County of Davidson

On this 19th day of July, 2016, before me the undersigned authority, personally appeared Michelle R. Edwards, and Lynn E. Dorton, Individually and as Executrix, 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.

My Commission Expires:

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

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, **Lynn E. Dorton** 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 **Leslie Elizabeth Deere**, 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 19th day of July, 2016.

My Commission Expires:

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY 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: $255,000.00.

Affiant

Sworn and subscribed before me this 19th day of July, 2016.

Notary

My Commission Expires: 03-07-17

GEORGETTE R. KENNEDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

EXHIBIT "A"

To

Warranty Deed

FROM: Lynn E. Dorton, Michelle R. Edwards, Leslie Elizabeth Deere, and Lynn E. Dorton

TO: Marilyn Redick

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.

Lynn E. Dorton, Affiant

Sworn to and subscribed before me this 19th day of July, 2016.

Notary Public

My Commission Expires: _____

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