29819-8

Box 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170051867 DEEDWARR
Recvd: 06/19/17 08:59 5 pgs
Fees:28.00 Taxes:714.10
20170619-0060933

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$193,000.00.**

Affiant

Subscribed and sworn to before me, this the 15th day of June, 2017.

Notary Public

My commission expires: 5-8-18
(AFFIX SEAL)

ANNA AGEE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Black Agnes Investments, LLC **a Tennessee limited liability company**	**New Owner**	**Map 160-14-0-B Parcel 020.00co**
1135 Granny White Ct.		
Nashville, TN 37204		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Beverly Diane Baham, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Black Agnes Investments, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 5720 on the Plan of 2nd Revision, Brentwood Trace Condominiums, a Horizontal Property Regime, of record in Book 5200, Page 261, Register's Office for said County which plan and record thereof are incorporated herein and made apart hereof by reference.

Being all of the same property conveyed to David O. Huff and wife, Diane Baham Huff, by Deed dated September 28, 1989 from Cynthia C. Crane, unmarried, of record in Book 7951, Page 8, Register's Office for Davidson County, Tennessee. The said parties having since divorced by Final Decree of record in Docket No. 07500, Chancery Court for Wilson County, Tennessee. The said property was further conveyed to Beverly Diane Baham (formerly also known as Diane Baham Huff) by Quitclaim Deed dated February 4, 2008 from David O. Huff, of record in Instrument No. 20080204-0011741, said Register's Office.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 5200, Page 261, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) The Premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Brentwood Trace Condominiums, of record in Book 5524, Page 415, and as amended in Book 5545, Page 510, said Register's Office. (3) By-Laws of Brentwood Trace Homeowners' Association, Inc. of record in Book 5524, Page 424, and as amended in Book 5537, Page 988, Register's Office for Davidson County, Tennessee. (4) All matters shown on the Plan of record in Plat Book 4660, Page 110, said Register's Office. (5) Creation of Easement for ingress, egress, public utilities and drainage of record in Book 4831, Page 125, said Register's Office. (6) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__x__) Unimproved (____) property, known as **5720 Brentwood Trace, 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 GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this **15th** day of **June, 2017.**

Beverly Diane Baham by Houston Howell attorney-in-fact

Beverly Diane Baham by Houston Howell, 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 aforesaid, the within named **Houston Howell,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-In-Fact for **Beverly Diane Baham,** and that he as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Beverly Diane Baham,** for the purpose therein contained, by signing the name of **Beverly Diane Baham,** by himself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **15th** day of **June, 2017.**

Anna Agee

Notary Public

My Commission Expires: 5-8-18

ANNA AGEE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This Instrument was executed on behalf of Beverly Diane Baham, by Houston Howell pursuant to the Power of Attorney executed by Beverly Diane Baham on June 12, 2017, a copy of which is attached hereto as Exhibit "B". The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

EXHIBIT "A"

TO

WARRANTY DEED

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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 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 documents the Affiant had no knowledge or notice of the termination of the Power of Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Affiant

WITNESS my hand and seal at office this 15th day of June, 2017.

ANNA AGEE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: 5-8-18

EXHIBIT "B"

THIS INSTRUMENT PREPARED BY:
JOHN T. COOK, P.C.
2927 Berry Hill Drive
Nashville, TN 37204
File 29819-8

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that I, **Beverly Diane Baham** of Birmingham (city), Alabama (state), have made, constituted and appointed, and by these presents do make, constitute and appoint, **Houston Howell**, currently a resident of Nashville, Tennessee, my true lawful attorney, for me and in my name, place and stead to sell and convey realty in my name if he thinks proper, and to execute, acknowledge and deliver deeds of real property and releases, satisfactions and other instruments relating to realty which he considers necessary; to make payments and expenditures as may be necessary in connection with any of the foregoing matters or with the administration of my affairs;

Without in any manner limiting the generality of the powers and authorities set forth above, I, **Beverly Diane Baham**, do specifically hereby constitute and appoint **Houston Howell**, as my true and lawful attorney, for me in my name, place and stead to sell, convey, and otherwise transfer in such manner, at such price and upon such terms of payment as my attorney in fact shall deem proper that certain tract or parcel of land located in Davidson County, State of Tennessee, more fully described as follows:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 5720 on the Plan of 2nd Revision, Brentwood Trace Condominiums, a Horizontal Property Regime, of record in Book 5200, Page 261, Register's Office for said County which plan and record thereof are incorporated herein and made apart hereof by reference.

This is improved property known 5720 Brentwood Trace, Brentwood, TN 37027.

I further direct that my lawful attorney shall execute, and deliver all appropriate and proper deeds and other documents, with or without covenants and warranty, required to be executed and delivered at the time of any sale, conveyance, and other transfer of that certain parcel of land owned by me, situated in Davidson County, Tennessee, described above.

Pursuant to the Uniform Durable Power of Attorney Act, Tennessee Code Annotated, Section 34-6-101, et seq., I further direct that this Power of Attorney shall remain in full force and effect for twelve (12) months from the date of execution, and shall not be affected, nor revoked by operation of any law, by my subsequent disability or incapacity.

IN WITNESS WHEREOF, I have executed this instrument on the 12th day of June, 2017.

Beverly Diane Baham

STATE OF GA)
COUNTY OF Mit)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, as bargainor, **Beverly Diane Baham,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mitton, GA, ~~Tennessee~~, this 12 day of June, 2017.

My Commission Expires: July 14 2018

Notary Public

EMMETT JOSEPH DUCK NOTARY PUBLIC MY COMM. EXP. JULY 14, 2018 THOMAS COUNTY, GA