PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20170062301 DEEDWARR
Recvd: 07/20/17 13:54 3 pgs
Fees:18.00 Taxes:791.80
20170720-0073505

W & I Ref: (DM) Title No.: 59073

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
June Collins 404 Siena Drive Nashville, TN 37205	New Owner

TAX MAP PARCEL NUMBERS: 129110A40400CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$214,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Donna J. Scott, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **June Collins** 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. 404 of The Cloister at St. Henry Phase 1B, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "B" to the Master Deed of record in Book 6237, page 665, amended in Book 6834, page 449, 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 Donna J. Scott by Sublease and Conveyance of Leasehold Interest in Condominium Unit from Mary A. Green, unmarried dated April 15, 2011, recorded on April 26, 2011, of record in Instrument No. 20110426-0031909, Register's Office for Davidson County, Tennessee and by Warranty Deed from St. Henry's Property Development, Inc., dated March 30, 2012, recorded on April 5, 2012, of record in Instrument No. 20120405-0029203, Register's Office for Davidson County, Tennessee.

John W. Eley, spouse of Donna J. Scott joins in this conveyance solely to convey any and all marital interest he may have in subject property.

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

This conveyance is subject to: Taxes for 2017, and subsequent years; The Plan, with Owner's Certificate, of record in shown as Exhibit "B" to the Mater Deed of record in Book 6237, page 665, amended in Book 6834, page 449, 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. Easement for sanitary sewers and/or storm drainage of record in book 4197, page 157, said Register's Office. Subject to terms and conditions of Ground Lease by and between James D. Niedergeses Bishop of the Diocese of Nashville and St. Henry's Property Development, Inc., dated September 14, 1983 of record in Book 62085, page 137, said Register's Office. The provisions of the condominium Master Deed of record in Book 6237, page 665, amended in Book 6519, page 187, Book 6834, page 449, Instrument No. 20101228-0102374, Instrument No. 20140219-0014189, Book 6042, page 602, amended in Book 7590, page 273, Book 9269, page 285, and Instrument No. 20020109-0003376, 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 Donna J. Scott by William Stuart Scott pursuant to a Power of Attorney executed by her on the 10th day of July, 2017, of record in Instrument No. 20170720-0073503 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 instrument is executed on behalf of John W. Eley. by William Stuart Scott, pursuant to a Power of Attorney executed by him on the 12th day of July, 2017, of record in Instrument No. 20170720-0073504 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 404 Siena Drive, Nashville, TN 37205

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 12th day of July, 2017.

Donna J. Scott by William Stuart Scott, Attorney-In-Fact

John W. Eley, by William Stuart Scott, 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, **William Stuart Scott** 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 **Donna J. Scott and John W. Eley**, 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 12th day of July, 2017.

Notary

My Commission Expires:

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

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: $214,000.00.

Affiant

Sworn and subscribed before me this 12th day of July, 2017.

Notary

My Commission Expires: 1-8-19

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

EXHIBIT "A"

To
Warranty Deed

FROM: Donna J. Scott

TO: June Collins

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.

William Stuart Scott, Affiant

Sworn to and subscribed before me this 12th day of July, 2017.

Notary Public

My Commission Expires: _____

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