File Box 8

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

Bill Garrett Davidson County
Batch# 6524 DEEDWARR
10/02/2017 02:48:01 PM 3 pgs
Fees: $18.00 Taxes: $1,169.20
20171002-0100748

W & I Ref: (DM) Title No.: 59196

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Amy L. Maiolo 115 Westwood Trace Nashville, TN 37212	Farmington Mortgage, a Div. of Capstar Bank 2002 Richard Jones Rd., Suite 300A Nashville, TN 37215

TAX MAP PARCEL NUMBERS: 104140B01500CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$316,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mary Lucile Cowan and Ryan Estopinal and wife, Peggy T. Estopinal**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Amy L. Maiolo, 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. 15 of Westwood Trace, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 6200, page 215 and shown as Exhibit "C" to the Master Deed of record in Book 6522, page 322, said 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 David M. Cowan, unmarried and Ryan Estopinal and wife, Peggy T. Estopinal by Warranty Deed from Kai Jiao and wife, Qin Wang, dated May 27, 2005 and recorded on May 31, 2005 of record in Instrument No. 20050531-0060675, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated July 28, 2008, recorded August 4, 2008, of record in Instrument No. 20080804-0079702, said Register's Office. David M. Cowan conveyed his interest in subject property to Cowan Properties - Tennessee LLC, a Tennessee limited liability company. By Quitclaim Deed dated March 22, 2013 recorded March 22, 2013 of record in Instrument No. 20130322-0028595, said Register's Office, Cowan Properties - Tennessee, LLC, a Tennessee limited liability company conveyed its interest in subject property to Mary Lucile Cowan.

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 Book 6200, page 215 and shown as Exhibit "C" to the Master Deed of record in Book 6522, page 322, said Register's Office, to which plan reference is hereby made for a more complete description. The provisions of the condominium Master Deed of record in Book 6522, page 322; Book 6889, page 711; Instrument No. 20010411-0035667, Instrument No. 20010720-0077359, and Instrument No. 200706200073748, 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 Mary Lucile Cowan by Ryan Estopinal pursuant to a Power of Attorney executed by her on the 13th day of September, 2017, of record in Instrument No. 20171002-0100747, 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 115 Westwood Trace, Nashville, TN 37212

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 29th day of September, 2017.

Mary Lucile Cowan by Ryan Estopinal, Attorney-in-Fact

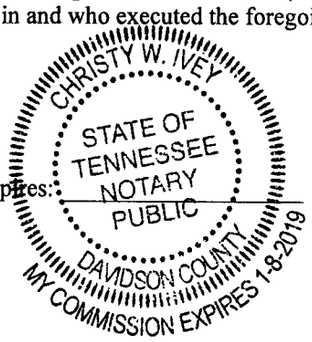
Peggy T. Estopinal

Ryan Estopinal

State of Tennessee

County of Davidson

On this 29th day of September, 2017, before me the undersigned authority, personally appeared **Peggy T. Estopinal and Ryan Estopinal**, 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:

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, **Ryan Estopinal** 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 **Mary Lucile Cowan**, 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 29th day of September, 2017.



My Commission Expires:

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: $316,000.00.

Affiant

Sworn and subscribed before me this 29th day of September, 2017.



My Commission Expires:

Notary

EXHIBIT "A"

To
Warranty Deed

FROM: Mary Lucile Cowan, Peggy T. Estopinal, and Ryan Estopinal

TO: Amy L. Maiolo

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.

Ryan Estopinal, Affiant

Sworn to and subscribed before me this 29th day of September, 2017.

Notary Public

My Commission Expires: _____

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