Bill Garrett Davidson County
DEEDWARR
Batch# 19036 3 pgs
10/27/2017 02:02:29 PM
Fees: $18.00 Taxes: $1,113.70
20171027-0110514

THIS INSTRUMENT WAS PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File No.: M177070

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $301,000.00

Affiant

Subscribed and sworn to before me, this the 23rd day of October, 2017.

Notary Public
My Commission Expires: 8/8/2020

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Andrew Morgan Burton 1350 Rosa L. Parks Blvd. #315 Nashville, TN 37208	Franklin American Mortgage Company 6100 Tower Circle, Suite 600 Franklin, TN 37067	081-12-0-B-486.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **William Holden, a married man**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Andrew Morgan Burton, a single man**, 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:

Land in Davidson County, Tennessee, being Unit 315, Werthan Lofts IV Condominiums, as established under Master Deed of record in Instrument 20070117-0006776, amended in Instrument Nos. 20071220-0146056, 20080118-0006036, 20080211-0013846 and 20110609-0044280, as corrected in Instrument No. 20150205-0011062 and further amended in Instrument Nos. 20110713-0053571, 20131230-0130918, 20140725-0066210 and 20150225-0016078, in the Register's Office, Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to William Holden by Warranty Deed from Werthan IV, LLC, a Tennessee Limited Liability Company, recorded on the 31st day of March, 2008 in Instrument No. 20080331-0031557, in the Register's Office of Davidson County, Tennessee.

Melissa E. Holden executes this document for the purpose of conveying any/all interest in subject property by virtue of her marriage to William Holden.

This is ☒ Improved OR ☐ Unimproved property located at: 1350 Rosa L. Parks Blvd. #315, Nashville, TN 37208.

This conveyance is made subject to (1) Property taxes for the year 2017 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This Instrument was executed on behalf of Melissa E. Holden, by William Holden pursuant to the Power of Attorney executed by Melissa E. Holden on October 11, 2017, of record in _____, 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.

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, their heirs and assigns forever; and we do covenant with 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN **WITNESS** WHEREOF, Grantor has executed this instrument on this 23rd day of October, 2017.

William Holden

Melissa E. Holden by
William Holden, Attorney in Fact

Melissa E. Holden by
William Holden, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **William Holden,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this **23rd** day of October, 2017.



Notary Public
My Commission Expires: 5/5/2020

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named William Holden pursuant to the Power of Attorney executed by Melissa E. Holden, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the execution of the within instrument on behalf of Melissa E. Holden, as Attorney in Fact, as the free Act and Deed of the said Principal(s).

WITNESS my hand and seal at office this 23rd day of October, 2017.



Notary Public
My Commission Expires: 5/5/2020

EXHIBIT "A"
TO Warranty Deed
From: William Holden
To: Andrew Morgan Burton

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(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 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 23rd day of October, 2017.

Notary Public
My Commission Expires: 5/5/2020

AMANDA VAUGHN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY