PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

Bill Garrett Davidson County
Batch# 36605 DEEDWARR
12/13/2017 09:38:13 AM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20171213-0126908

W & I Ref: (DM) Title No.: 59331

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Mary Catherine Heflin 320 Van Buren Street Nashville, TN 37208	SunTrust Mortgage, Inc. 901 Semmes Avenue Richmond, VA 23224

TAX MAP PARCEL NUMBERS: 082090J32000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$325,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Geoffrey H. Moran, Co-Trustee and Ruth Ann Moran, Co-Trustee under the provision of a trust agreement dated the 21st day of August, 2009, establishing the trust known as the Geoffrey H. & Ruth Ann Moran Revocable Trust, dated August 21, 2009**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Mary Catherine Heflin, an unmarried woman,** 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. 320 of The Morgan Park Place West Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as established by the Master Deed of record in Instrument No. 20050831-0104621 and shown on Exhibit "D" Schedule B on the amendment to the Master Deed of record in Instrument No. 20100622-0048863, amended in Instrument No. 20140408-0029304, corrected by Scrivener's Affidavit of record in Instrument No. 20140425-0039118 and Instrument No. 20150910-0092062, Register's Office for said County, to which source reference is hereby made for more complete 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 Geoffrey H. Ruth Ann Moran, as trustees of the Geoffrey H. Ruth Ann Moran Revocable Trust dated August 21, 2009, by Warranty Deed from Geoff Moran and wife, Ruth Ann Moran, dated April 22, 2010 and recorded on April 27, 2010 of record in Instrument No. 20100427-0031962, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to: Taxes for 2018, and subsequent years; The Plan, with Owner's Certificate, of record Established by the Master Deed of record in Instrument No. 20050831-0104621 and shown on Exhibit "D" Schedule B on the amendment to the Master Deed of record in Instrument No. 20100622-0048863, amended in Instrument No. 20140408-0029304, corrected b Scrivener's Affidavit of record in Instrument No. 20140425-0035118, 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 water mains, pumps and appurtenances to the Metropolitan Government of Nashville and Davidson County of record in Instrument No. 20100112-0002819, said Register's Office. The provisions of the condominium Master Deed of record in Instrument No. 20050831-0104621, amended in Instrument No. 20051110-0136248, Instrument No. 20060516-0057286, Instrument No. 20061023-0131222, Instrument No. 20070402-0038744, Instrument No. 20070724-0087901, Instrument No. 20071010-0120740, Instrument No. 20100622-0048863, Instrument No. 20140408-0029304, corrected by Scrivener's Affidavit of record in Instrument No. 20140425-0035118, Instrument No. 20150910-0092062, 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 Geoffrey H. Moran, Co-Trustee and Ruth Ann Moran, Co-Trustee by Andra Moran pursuant to a Power of Attorney executed by them on the 15th day of November, 2017, of record in Instrument No. 20171207-0125115, 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 320 Van Buren Street, Nashville, TN 37208

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 December, 2017

Geoffrey H. Moran, Co-Trustee by:
Andra Moran, Attorney-In-Fact

Ruth Ann Moran, Co-Trustee by:
Andra Moran, 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, **Andra Moran** 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 **Geoffrey H. Moran, Co-Trustee and Ruth Ann Moran, Co-Trustee**, 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 December, 2017.

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

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: $325,000.00.

Affiant

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

Notary

My Commission Expires: 12/1/2020

JASON R. JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

EXHIBIT "A"

To

Warranty Deed

FROM: Geoffrey H. Moran, Co-Trustee and Ruth Ann Moran, Co-Trustee

TO: Mary Catherine Heflin

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.

Andra Moran, Affiant

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

Notary Public

My Commission Expires: _____

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