PREPARED BY (AND RETURN TO):

# *Wilkins & Ivey, Attys.*

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Bill Garrett Davidson County
Batch# 39380 DEEDWARR
12/19/2017 10:36:30 AM 4 pgs
Fees: $23.00 Taxes: $1,317.20
20171219-0129090

W & I Ref: (RE) Title No.: 59362

Dav. Co. File: Box 8

| **ADDRESS NEW OWNER:** | **RESPONSIBLE FOR TAX PAYMENT:** |
|---|---|
| Caitlin Maude Chandler<br>4234 Lone Oak Road<br>Nashville, TN 37215 | U.S. Bank, N.A.<br>4801 Frederica Street<br>Owensboro, KY 42301 |

**TAX MAP PARCEL NUMBERS:** 131030D01200CO

## *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$356,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Stewart F. Stowers and Sarah Frazier Stowers**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Caitlin Maude Chandler, a single 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. B on Lot 6 of Lone Oak Park Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5800, page 211 and as further set forth as Exhibit "C" to the Master Deed of record in Book 6108, page 332, 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 Stewart F. Stowers by Warranty Deed from Greg Bolan, unmarried, recorded on June 4, 2010 of record in Instrument No. 20100604-0043247, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated January 14, 2011, recorded January 20, 2011, of record in Instrument No. 20110120-0005521, said Register's Office. The said Stewart F. Stowers conveyed a 48.44% interest in subject property to Sarah Frazier Stowers.

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 5800, page 211 and as further setforth in Exhibit "C" to the Master Deed of record in Book 6108, page 332, 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 6108, page 332 amended in Instrument No. 20090213-0012803, 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. Restrictions of record in Book 1166, page 81 and Book 1129, page 321.

This instrument is executed on behalf of Sarah Frazier Stowers by Stewart F. Stowers pursuant to a Power of Attorney executed by her on the 7th day of December, 2017, of record in Instrument No. 201712180128708, 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 4234 Lone Oak Road, Nashville, TN 37215**

**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 11th day of December, 2017.

**Stewart F. Stowers**

**Sarah Frazier Stowers by Stewart F. Stowers, Attorney-in-Fact**

**State of** Tennessee

**County of** Davidson

On this 11th day of December, 2017, before me the undersigned authority, personally appeared **Stewart F. Stowers**, 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.

Notary

My Commission Expires:

DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018

**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, **Stewart F. Stowers** 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 **Sarah Frazier Stowers**, 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 11th day of December, 2017.

Notary

My Commission Expires:

DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018

**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: $356,000.00.

Affiant

Sworn and subscribed before me this 11th day of December, 2017.

Notary

My Commission Expires:

DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018

# EXHIBIT "A"
**To**
**Warranty Deed**

**FROM: Stewart F. Stowers and Sarah Frazier Stowers**

**TO: Caitlin Maude Chandler**

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.

Affiant

**Stewart F. Stowers, Affiant**

Sworn to and subscribed before me this 11th day of December, 2017.

Notary Public

My Commission Expires: _____

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018

## True Copy Certification

I, Chris Butler, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney Signature

State of Tennessee

County of Davidson

Personally appeared before me, Carla Moore (name of notary), a notary public for this county and state, Chris Butler (name of person making certification) who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My commission Expires: May 23rd 2018

Notary Seal (if on paper)

CARLA D. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY