PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

Bill Garrett Davidson County
Batch# 45893 DEEDWARR
01/09/2018 10:59:30 AM 4 pgs
Fees: $23.00 Taxes: $1,258.00
20180109-0002821

W & I Ref: (DM) Title No.: 59347

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Joseph Michael McAdams 68 Long Meadows Road Wilton, CT 06897	Legacy Mutual Mortgage 2000 Glen Echo Road Nashville, TN 37215

TAX MAP PARCEL NUMBERS: 118050A00600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$340,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Janis Ian and spouse Patricia L. Snyder**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Joseph Michael McAdams, a married man,** 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:**

Land in Davidson County, Tennessee, being Building 2, Unit C (Parcel 6) on the Plan of 12 South Towers (formerly known as St. Martin Square) of record in Book 4460, page 186, amended in Instrument No. 200361107-0163683, Register's Office for said County to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Patricia L. Snyder and Janis Ian, Joint Tenants with Right of Survivorship by Warranty Deed from Holly A. Litwiniuk, unmarried, dated July 29, 2014 and recorded on August 7, 2014 of record in Instrument No. 20140807-0070984, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2018, and subsequent years; The Plan, with Owner's Certificate, of record in Book 4460, page 186, amended in Instrument No. 20031107-0163683, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. Agreement and Absolute Assignment of Income of record in Instrument No. 20161122-0123349, said Register's Office. The Declaration of Covenants, Conditions and Restrictions of record in Book 4611, page 682, Book 4611, page 692, Book 4710, page 244, Instrument No. 19991230-0308948, Instrument No. 20031107-0163683, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This instrument is executed on behalf of Janis Ian and Patricia L. Snyder by Diane Kruse pursuant to a Power of Attorney executed by them on the 14th day of December, 2017, of record in Instrument No. _____, 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 940 Gale Lane, # 143, Nashville, TN 37204

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 8th day of January, 2018

Janis Ian by Diane Kruse, Attorney-in-Fact

Janis Ian by Diane Kruse, Attorney-In-Fact

Patricia L. Snyder by Diane Kruse, Attorney-in-Fact

Patricia L. Snyder by Diane Kruse, 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, **Diane Kruse** 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 **Janis Ian and Patricia L. Snyder**, 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 8th day of January, 2018.

My Commission Expires:

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

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: $340,000.00.

Affiant

Sworn and subscribed before me this 8th day of January, 2018.

Notary

My Commission Expires: 8-16-2020

KELLY GREENE ELROD STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 08-16-2020

EXHIBIT "A"

To
Warranty Deed

FROM: Janis Ian and spouse Patricia L. Snyder

TO: Joseph McAdams

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.

Diane Kruse, Affiant

Diane Kruse, Affiant

Sworn to and subscribed before me this 8th day of January, 2018.

Notary Public

My Commission Expires: _____

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

I, Kelly Greene Elrod, do hereby make an 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.

Kelly Greene Elrod, esq.
South Oak Title Nashville, LLC

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Cathey Bradford, a notary public for this county and state, Kelly Greene Elrod who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Cathey Bradford
My Commission Expires: 7/8/19

