RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

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# 49301 DEEDWARR
01/19/2018 01:24:53 PM 3 pgs
Fees: $18.00 Taxes: $987.53
20180119-0005919

W & I Ref: (RE) Title No.: 59388

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Edith C. Graber 286 Cana Circle Nashville, TN 37205	SAME

TAX MAP PARCEL NUMBERS: 129110A28600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$266,900.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Sally G. Perry, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Edith C. Graber, married**, 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. 119L of The Cloister at St. Henry Phase 1-D, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "B" to the Master Deed of record in Book 6933, page 927, 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 John E. Perry and wife, Sally G. Perry by Sublease and Conveyance of Condominium Apartment from Patricia M. Nease, Trustee, as devisee under the Will of Anne Cunningham Bosworth, dated October 18, 2002 and recorded on November 19, 2002 of record in Instrument No. 20021119-0143214, Register's Office for Davidson County, Tennessee, and by Warranty Deed from St. Henry's Property Development, Inc., dated March 31, 2011, recorded April 5, 2011 of record in Instrument No. 20110405-0026192, said Register's Office. The said John E. Perry has since died, leaving Sally G. Perry as the surviving tenant by the entirety.

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

This conveyance is subject to: Taxes for 2018, and subsequent years; The Plan of record shown as Exhibit "B" to the Master Deed and By Laws in Book 6933, page 427, 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 6933, page 927; Book 7404, page 766; Book 7590, page 273; Book 9269, page 285; Book 6042, page 602, amended in Book 6519, page 187 and Instrument No. 20020109-0003376, Instrument No. 201012280102374, and Instrument No. 20140219-0014189, 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 Sally G. Perry by Thomas Granger Perry pursuant to a Power of Attorney executed by her on the 2nd day of June, 2016, of record in Instrument No. 20171219-0129291, 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 286 Cana Circle, Nashville, TN 37205

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 18 day of January, 2018.

X Sally G Perry By Thomas Granger Perry Attorney In Fact

Sally G. Perry by Thomas Granger Perry,
Attorney-In-Fact

State of Georgia

County of Cobb

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Thomas Granger Perry 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 Sally G. Perry, as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at ~~Nashville, Tennessee~~ Atlanta, Georgia, this 18 day of January, 2018.

JEANA WEST NOTARY PUBLIC MY COMMISSION EXPIRES MARCH 27, 2021 COBB COUNTY, GEORGIA

My Commission Expires: 03/27/2021

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: $266,900.00.

Affiant

Sworn and subscribed before me this 18 day of January, 2018

Notary

KATHY SNIDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN My Commission Expires May 8, 2018

My Commission Expires: _____

EXHIBIT "A"
To
Warranty Deed

FROM: Sally G. Perry

TO: Edith C. Graber

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.

Thomas Granger Perry, Affiant

Sworn to and subscribed before me this 18 day of January, 2018

Notary Public

My Commission Expires: 03/27/2021

JEANA WEST
NOTARY PUBLIC
MY COMMISSION EXPIRES
MARCH 27, 2021
COBB COUNTY, GEORGIA