PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
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104 Woodmont Blvd.
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Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

Bill Garrett Davidson County
Batch# 62269 DEEDWARR
02/26/2018 09:22:13 AM 3 pgs
Fees: $18.00 Taxes: $1,542.90
20180226-0017631

W & I Ref: (DM) Title No.: 59413

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Russell E. Perkins Patricia D. Perkins 1205 Paris Ave. #210 Nashville, TN 37212	New Owner

TAX MAP PARCEL NUMBERS: 118010P21000CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$417,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **David Justin Sauer, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Russell E. Perkins and Patricia D. Perkins, husband and wife,** 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. 210 of 12th Avenue Owner's Condominium, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "B" to the Declaration of record in Instrument No. 20110324-0022880, amended in Instrument No. 20110325-0023142, Instrument No. 20110328-0023786, and corrected by Scrivener's Affidavit of record in Instrument No. 20110330-0024536, 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 David Justin Sauer, an unmarried man by Warranty Deed from 12th Paris, GP, a Tennessee General Partnership, dated April 26, 2012 and recorded on April 30, 2012 of record in Instrument No. 20120430-0036824, Register's Office for Davidson County, Tennessee.

Rhandee Sauer, spouse of David Justin Sauer, joins in this conveyance solely to convey any and all marital interest she may have in subject property.

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 shown as Exhibit "B" to the Declaration of 12th Avenue Owner's Condominium of record in Instrument No. 20110324-0022880, amended in Instrument No. 20110325-0023142, Instrument No. 20110328-0023786, and corrected by Scrivener's Affidavit of record in Instrument No. 20110330-0024536, 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. The provisions of the condominium Master Deed of record in Instrument No. 20110324-0022880, amended in Instrument No. 20110325-0023142, Instrument No. 20110328-0023786, and corrected by Scrivener's Affidavit of record in Instrument No. 20110330-0024536, 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. Declaration of 12th & Paris Master Condominium of record in Instrument No. 20091006-0093140, said Register's Office. Charter of 12th & Paris Master Condominium Owners Association of record in Instrument No. 20091007-0093509, said Register's Office. Charter of 12th Avenue Owners Association of record in Instrument No. 20110325-0023141, said Register's Office.

This instrument is executed on behalf of Rhandee Sauer by David Justin Sauer pursuant to a Power of Attorney executed by her on the _____ day of February, 2018, 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 1205 Paris Avenue, # 210, Nashville, TN 37212

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 14th day of February, 2018

David Justin Sauer

Rhandee Sauer by David Justin Sauer, Attorney-In-Fact Attorney in Fact

State of Tennessee

County of Davidson

On this 14th day of February, 2018, before me the undersigned authority, personally appeared **David Justin Sauer,** 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.

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

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **David Justin Sauer** 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 **Rhandee Sauer**, 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 14th day of February, 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: $417,000.00.

Affiant

Sworn and subscribed before me this 14th day of February, 2018.

Notary

My Commission Expires: _____

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

EXHIBIT "A"

To

Warranty Deed

FROM: David Justin Sauer

TO: Russell E. Perkins and Patricia D. Perkins

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.

David Justin Sauer, Affiant

Sworn to and subscribed before me this 14th day of February, 2018.

Notary Public

My Commission Expires:

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