Box 8

Bill Garrett Davidson County
Batch# 68770 DEEDWARR
03/13/2018 02:23:39 PM 3 pgs
Fees: $18.00 Taxes: $921.30
20180313-0023782

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. (1933-2017)

W & I Ref: (DM) Title No.: 59460

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Roxanne Coats McDonald 5100 Franklin Pike Nashville, TN 37220	NEW OWNER

TAX MAP PARCEL NUMBERS: 103160G10500CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$249,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Dee Malkerneker, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Roxanne Coats McDonald** 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. 105 of Brookfield Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "C" to the Master Deed of record in Book 6976, page 887, 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 Dee Malkerneker and Dilip Malkerneker and wife, Usha Malkerneker by Warranty Deed from Bonnie L. Ray, an unmarried person, dated June 29, 2000 and recorded July 10, 2000 of record in Instrument No. 200007100067984, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated August 7, 2003, recorded August 22, 2003 of record in Instrument No. 20030822-0122529, said Register's Office.

Richard William Mankinen, spouse of Dee Malkerneker, joins in this conveyance solely to convey any and all marital interest in subject property.

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

Taxes for 2018, and subsequent years. Said taxes are neither due nor payable. Tax Reference numbers: 103160G10500CO. The Plan, with Owner's Certificate, of record shown as Exhibit "C" to the Master Deed of record in Book 66976, page 887, said Register's Office, to which plan reference is hereby made for a more complete description. Subject to the provisions of the condominium Master Deed of record in Book 6976, page 887, 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, assessments, liens and other matters, to which Master Deed reference is hereby made for more particulars; but deleting any covenant, condition, conditions or restrictions would violate 42 USC 3604c.

This instrument is executed on behalf of Richard William Mankinen by Dee Malkerneker pursuant to a Power of Attorney executed by him on the _____ day of March, 2018, of record in Instrument No. 20180313-0023781, 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 4202 Harding Pike, # 105, 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 9 day of March, 2018 Richard William Mankinen by Dee Malkerneker

Dee ~~Malk~~erneker

Richard William Mankinen by Dee Malkerneker, Attorney-In -Fact

State of ~~Tennessee~~ Ohio Louisiana 1B

County of ~~Davidson~~ Jefferson 1B

On this 9 day of March, 2018, before me the undersigned authority, personally appeared **Dee Malkerneker**, 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: for life

IGOR BOROJEVIC
ATTY/NOTARY 36154
STATE OF LOUISIANA
LIFETIME COMMISSION

State of ~~Tennessee~~ LA 1B

County of ~~Davidson~~ Jefferson 1B

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Dee Malkerneker** 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 **Richard William Mankinen**, as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at ~~Nashville, Tennessee,~~ Harvey LA 1B this 9th day of March, 2018.

Notary

My Commission Expires: for life

IGOR BOROJEVIC
ATTY/NOTARY 36154
STATE OF LOUISIANA
LIFETIME COMMISSION

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: $249,000.00.

Affiant

Sworn and subscribed before me this 12th day of March, 2018.

Notary

My Commission Expires:

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

EXHIBIT "A"

To

Warranty Deed

FROM: First American Exchange Company, LLC, as intermediary for the Dee Malkerneker

TO: Roxanne Coats McDonald

State of ~~Tennessee~~ LA LA

County of ~~Davidson~~ Jefferson LA

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.

Dee Malkerneker, Affiant

Sworn to and subscribed before me this 9th day of March, 2018.

Notary Public

My Commission Expires: for life

IGOR BOROJEVIC 36154
ATTY/NOTARY 36154
STATE OF LOUISIANA
LIFETIME COMMISSION

IGOR BOROJEVIC ATTORNEY AT LAW NOTARY PUBLIC STATE OF LOUISIANA