31488-8 Box 14

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

Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

Karen Y Johnson Davidson County
Batch# 179436 DEEDWARR
01/02/2019 09:32:36 AM 3 pgs
Fees: $18.00 Taxes: $1,461.50
20190102-0000109

W & I Ref: (DM) Title No.: 60241

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Mellicent Harris 4215 Harding Pike #611 Nashville, TN 37205	CapStar Bank 2002 Richard Jones Road, Ste 300A Nashville, TN 37215

TAX MAP PARCEL NUMBERS: 103160B07000CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$395,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **D. Wesley Grantham and M. Beth Grantham, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Mellicent Harris, a married 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 certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 611 of Windsor Tower Condominium a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, page 71, Register's Office for said County, to which source reference is hereby made for a more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of 4215 Harding Road Homeowners' Association, a Horizontal Property Regime established by Master Deed of record in Book 5313, page 338 and amended in Book 8666, page 789, and Instrument No. 20131217-0127081, said Register's Office.

Being the same property conveyed to D. Wesley Grantham and M. Beth Grantham, husband and wife by Warranty Deed from John R. Nance, Jr., unmarried, dated July 22, 2016 and recorded on July 25, 2016 of record in Instrument No. 20160725-0076406, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to: Taxes for 2019, and subsequent years; The Plan, with Owner's Certificate, of record in Book 5200, page 71, 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 5313, page 338, amended in Book 8666, page 789 and Instrument No. 201312170127081, 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.
Easement to Comcast of Nashville I, LLC, of record in Instrument No. 20110301-0016521 and Instrument No. 20161212-0130101.
Easement for right of entry for USC Cable Inc. d/b/a Viacom Cable of record in Book 9486, page 948, said Register's Office.
Said property is subject to first right of refusal.

This instrument is executed on behalf of D. Wesley Grantham and M. Beth Grantham by Frank C. Grantham pursuant to a Power of Attorney executed by them on the 15th day of November, 2018, of record in Instrument No. 20190102-0000108, Register's Office for Williamson 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 4215 Harding Pike, 611, 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 31st day of December, 2018.

D. Wesley Grantham by Frank C. Grantham Attorney-in-Fact. M. Beth Grantham by Frank C. Grantham Attorney-in-Fact

D. Wesley Grantham by Frank C. Grantham, Attorney-in-Fact

M. Beth Grantham by Frank C. Grantham, 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, **Frank C. Grantham** 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 **D. Wesley Grantham and M. Beth Grantham**, 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 31st day of December, 2018.

Notary

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $395,000.00.

Corylyn S. Priest
Affiant

Sworn and subscribed before me this 31st day of December, 2018.

Anna Agee
Notary

My Commission Expires: 3-8-22

ANNA AGEE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

EXHIBIT "A"

To
Warranty Deed

FROM: D. Wesley Grantham and M. Beth Grantham

TO: Mellicent Harris

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.

Frank C. Grantham, Affiant

Sworn to and subscribed before me this 31st day of December, 2018.

Notary Public

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022