PREPARED BY (AND RETURN TO):

PREPARED BY: BANKERS TITLE & ESCROW CORP. 3310 WEST END AVE

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

Karen Johnson Davidson County
Batch# 236852 DEEDWARR
05/31/2019 08:57:29 AM 4 pgs
Fees: $23.00 Taxes: $3,256.00

20190531-0051675

Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 60472

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Brown E. Brown, LLC 6252 Bresslyn Road Nashville, TN 37205	NEW OWNER

TAX MAP PARCEL NUMBERS: 104100G00100CO, 104100G00200CO, 104100G00300CO, and 104100G00400CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$880,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kay S. Simmons, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Brown E. Brown, LLC** 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:**

Tract I: A Condominium Apartment in Davidson County, Tennessee, being Unit A of Chesterfield Avenue Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "A" to the Master Deed of record in Inst. No. 200001260008578, 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 Kay S. Simmons, married, by Warranty Deed from Mark Franklin Hunt unmarried, dated May 14, 2010 and recorded on May 26, 2010, of record in Inst No. 20100526-0040517, Register's Office for Davidson County, Tennessee.

Tract II: A Condominium Apartment in Davidson County, Tennessee, being Unit B of Chesterfield Avenue Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "A" to the Master Deed of record in Inst. No. 200001260008578, 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 Keith B. Simmons and wife, Kay S. Simmons, by Warranty Deed from Elizabeth L. Smith, dated August 1, 2008 and recorded on August 2, 2002, of record in Inst. No. 20020802-0092765, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated September 11, 2008, recorded September 18, 2008, of record in Inst. No. 20080918-0095287, said Register's Office, Keith B. Simmons conveyed his interest in the property to Kay S. Simmons.

Tract III: A Condominium Apartment in Davidson County, Tennessee, being Unit C of Chesterfield Avenue Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "A" to the Master Deed of record in Inst. No. 200001260008578, 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 Keith B. Simmons and wife, Kay S. Simmons, by Warranty Deed from James L. Mohs, unmarried, dated November 25, 2003 and recorded on December 3, 2003, of record in Inst. No. 20031203-0174157, Register's Office for Davidson County Tennessee. By Quitclaim Deed dated September 11, 2008, recorded September 18, 2008, of record in Inst. No. 20080918-0095287, said Register's Office, Keith B. Simmons conveyed his interest in the property to Kay S. Simmons.

Tract IV: A Condominium Apartment in Davidson County, Tennessee, being Unit D of Chesterfield Avenue Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "A" to the Master Deed of record in Inst. No. 200001260008578, 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 Kay S. Simmons, married, by Warranty Deed from Faysal Yagan and wife Tomris Yagan, dated June 4, 2012 and recorded on June 5, 2012, of record in Inst. No. 20120605-0048775, 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 as Exhibit "A" to the Master Deed of record in Instrument No. 200001260008578, 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 Inst. No. 200001260008578, 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 Kay S. Simmons by Keith B. Simmons pursuant to a Power of Attorney executed by her on the 13th day of May, 2019, 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.

Keith B. Simmons, spouse of Kay S. Simmons, joins to convey any marital interest he may have in the subject property.

This is improved property, known as 312, 314, 316, 318 Chesterfield Ave, Nashville, Tennessee 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 30th day of May, 2019.

Kay S. Simmons by: Keith B. Simmons, Attorney-in-fact — Keith B. Simmons

Kay S. Simmons
By: Keith B. Simmons, Attorney-in-Fact

Keith B. Simmons

State of Tennessee

County of Davidson

On this 30th day of May, 2019, before me the undersigned authority, personally appeared **Keith B. Simmons**, 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.

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

My Commission Expires: _____

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, **Keith B. Simmons** 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 **Kay S. Simmons**, 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 30th day of May, 2019.

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

My Commission Expires: _____

Notary

EXHIBIT "A"
To
Warranty Deed

FROM: Kay S. Simmons

TO: Brown E. Brown, LLC

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.

Keith B. Simmons

Keith B. Simmons, Affiant

Sworn to and subscribed before me this 30th day of May, 2019.

Notary Public

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: $880,000.00.

Affiant

Sworn and subscribed before me this 30th day of May, 2019.

Notary

My Commission Expires: 1-6-20

JAMES A. HAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN