PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys

Attorneys at Law
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Karen Johnson Davidson County
Batch# 264248 DEEDWARR
07/30/2019 04:04:00 PM 3 pgs
Fees: $18.00 Taxes: $525.40

20190730-0075101

Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 60571

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
John R. Smith, Jr. 2731 Bobby Avenue Nashville, TN 37216	QUICKEN LOANS 635 WOODWARD AVE DETROIT, MI 48226

TAX MAP PARCEL NUMBERS: 051100B01400CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$142,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **William E. Schlueter and Joan A. Schlueter, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John R. Smith, Jr., a married man**, 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. 145 of Ellington Place Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 6250, page 829 and further shown on Exhibit "C" to the Master Deed of record in Book 6984, page 84, 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 William E. Schlueter and wife, Joan A. Schlueter by Warranty Deed from Polly Canfield Waters and husband Clay canfield, dated January 31, 2006 and recorded on February 3, 2006 of record in Instrument No. 20060203-0014007, 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 6250, page 829, and further shown on Exhibit "C" to the Master Deed of record in Book 6984, page 84, 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 Book 6984, page 84, amended in, Instrument No. 20021122-0145361, Instrument No. 20090603-0051203, 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 William E. Schlueter by Joan A. Sch[illegible]nt to a Power of Attorney executed by him on the 2nd day of July, 2019, of record in Instrument # 20190730-0075099 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 145 Ellington Place, Madison, TN 37115

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 26th day of July, 2019

William E Schlueter by Joan O Schlueter Attorney in Fact

William E. Schlueter by Joan A. Schlueter, Attorney-In-Fact

Joan A Schlueter

Joan A. Schlueter

State of Tennessee

County of Davidson

On this 26th 26th day of July, 2019, before me the undersigned authority, personally appeared **Joan A. Schlueter**, 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 11-08-2022

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, **Joan A. Schlueter** 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 **William E. Schlueter**, 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 26th 26th day of July, 2019.

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

Notary

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: $142,000.00.

Affiant

Sworn and subscribed before me this 26th day of July, 2019

Notary

My Commission Expires: _____

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022

EXHIBIT "A"

To

Warranty Deed

FROM: William E. Schlueter and Joan A. Schlueter

TO: John R. Smith, Jr.

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.

Joan A Schlueter

Joan A. Schlueter, Affiant

Sworn to and subscribed before me this 26th day of July, 2019

Notary Public

My Commission Expires: _____

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