Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

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 Johnson Davidson County
Batch# 373060 **DEEDWARR**
03/16/2020 02:19:06 PM 3 pgs
Fees: $18.00 Taxes: $596.62

20200316-0028977

W & I Ref: (DM) Title No.: 60886

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Michele E. Troutman Joseph S. Troutman 4617 Tara Drive Nashville, TN 37215	NEW OWNER

TAX MAP PARCEL NUMBERS: 142040A20100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$161,250.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Reece Nolan Bennett, unmarried,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Michele E. Troutman and husband, Joseph S. Troutman,** 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. 201 of Belle Forest Condominium Apartments, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, page 167, 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 John Frazier by Warranty Deed from Laurie Kopansky, now known as Laurie Markel, a married person, dated September 27, 2013 and recorded on October 4, 2013, of record in Instrument No. 20131004-0104775, Register's office for Davidson County, Tennessee. The said John Frazier has since died. By Administrator's Quitclaim Deed of record in Instrument No. 20200117-0006560, said Register's Office, subject property was conveyed to Reece Nolan Bennett.

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

This conveyance is subject to: Taxes for 2020, and subsequent years; The Plan of record in Book 5200, page 167, said Register's Office, shows an owner's certificate and easement(s) to which Plan reference is hereby made for a more complete description. The provisions of the condominium Master Deed of record in Book 5438, page 699; Book 6082, page 866; Instrument No. 20020321-0034877; Instrument No. 20090819-0078072; Instrument No. 20120125-0006973; Instrument No. 20150618-0058446, 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 Agreement to American Buildings Company for ingress/ egress for maintenance of sanitary sewer lines of record in Book 5074, page 945, said Register's Office. Driveway and Utility Easement Apartment of record in Instrument No. 20130708-0070348, said Register's Office. Charter of Belle Forest Homeowners Association of record in Book 5470, page 987; and, Book 6551, page 878, said Register's Office. Permanent Sanitary sewer easement to Harpeth Valley Utility District of record in Instrument No. 20000915-0091869, said Register's Office.

This instrument is executed on behalf of Reece Nolan Bennett by Julie Bennett Fette pursuant to a Power of Attorney executed by him on the 6th day of March, 2020, of record in Instrument No. 20200316-0028976 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 214 Old Hickory Boulevard, # 201, Nashville, TN 37221

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 10th day of March, 2020.

Reece Nolan Bennett by Julie Bennett Fette, Attorney in Fact

Reece Nolan Bennett by Julie Bennett Fette, Attorney-In-Fact

State of Tennessee

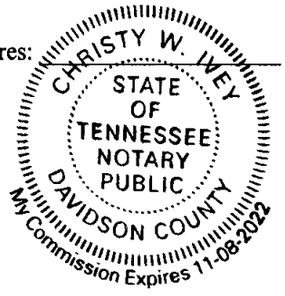
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Julie Bennett Fette** 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 **Reece Nolan Bennett**, 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 10th day of March, 2020.

Notary

My Commission Expires:



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: $161,250.00.

Affiant

Sworn and subscribed before me this 10th day of March, 2020.

Notary

My Commission Expires: _____



EXHIBIT "A"

To

Warranty Deed

FROM: Reece Nolan Bennett

TO: Michele Troutman

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.

Julie Bennett Fette

Julie Bennett Fette, Affiant

Sworn to and subscribed before me this 10th day of March, 2020.

Notary Public

My Commission Expires: _____

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