Karen Johnson Davidson County
Batch# 419056 DEEDWARR
06/18/2020 11:42:30 AM 3 pgs
Fees: $18.00 Taxes: $1,661.30
20200618-0064175

2612-20

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)*

W & I Ref: (DM) Title No.: 61005

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Caroline R. Gaston Brian F. Gaston 4120 Ridgefield Drive #419 Nashville, TN 37205	Cap Star Bank 2002 Richard Jones Rd Ste 300A Nashville, TN 37215

TAX MAP PARCEL NUMBERS: 116030M41900CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$449,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Gray T. Payne, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Caroline R. Gaston, an unmarried woman and Brian F. Gaston, a married man, as tenants in common with right of survivorship,** 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. 419 of Belle Meade Court Condominium, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "D" to the Master Deed of record in Instrument No. 20081223-0122172, 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 the Condominium.

Being the same property conveyed to Gray T. Payne by Warranty Deed from MacKenzie G. Strawn, married, dated November 15, 2017 and recorded on November 20, 2017 of record in Instrument No. 20171120-0119164, Register's Office for Davidson County, Tennessee.

Thomas A. Payne, spouse of Gray T. Payne, joins in this conveyance soley to convey any and all marital interest he may have in subject property.

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 Instrument No. 20081223-0122172, said Register's Office, shows an Owner's Certificate, 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 Instrument No. 20081223-0122172, and amended to By Laws in Instrument No. 20101207-0097450, 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. Declaration of Right of Way Easement Agreement with Covenants and Restrictions of record in Instrument No. 20070404-0040334, said Register's Office. Easement for sanitary sewers and/or storm drainage, water mains, pumps and appurtenances of record in Instrument No. 20070306-0027614, said Register's Office. Stormwater Detention Agreement to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Instrument No. 20070208-0016683, said Register's Office. All matters shown on the Plan of record in Instrument no. 20070208-0016683, said Register's Office. Charter of Belle Meade Court Condominium Association of record in Instrument No. 20081217-0120665, said Register's Office.

This instrument is executed on behalf of Thomas A. Payne by Gray T. Payne pursuant to a Power of Attorney executed by him on the 3rd day of June, 2020, of record in Instrument No. 202006180064174, 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 4120 Ridgefield Drive, # 419, 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 12th day of June, 2020.

Gray T. Payne

Thomas A. Payne by Gray T. Payne, Attorney-In-Fact

State of Tennessee

County of Davidson

On this 12th day of June, 2020, before me the undersigned authority, personally appeared **Gray T. Payne,** 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, **Gray T. Payne** 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 **Thomas A. Payne**, 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 12th day of June, 2020.

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: $449,000.00.

Affiant

Sworn and subscribed before me this 12th day of June, 2020.

Notary

My Commission Expires: STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

EXHIBIT "A"
To
Warranty Deed

FROM: Gray T. Payne

TO: Brian F. Gaston and Caroline R. Gaston

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.

Gray T. Payne, Affiant

Sworn to and subscribed before me this 12th day of June, 2020.

Notary Public

My Commission Expires: _____

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

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, do hereby make oath that I am a licensed attorney and/or the
Signer's Name
custodian of the electronic version of the attached document tendered for registration herewith and that th
is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Anthony N. Greco, a notary public for this county ar
Notary's Name
state, Ernest D. Bennett, III, who acknowledges that this certification of an electronic
Signer's Name
document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: September 7, 2020

NOTARY'S SEAL

ANTHONY N. GRECO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES 9-7-2020