Karen Johnson Davidson County
Batch# 449110 DEEDWARR
08/03/2020 03:12:30 PM 4 pgs
Fees: $23.00 Taxes: $1,774.15
20200803-0085581

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
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

TF 35588

W & I Ref: (DM) Title No.: 61126

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Steven Paul Hanson Nancy Paulette Hanson 523 Armistead Place Nashville, TN 37215	New owner 523 Armistead Place Nashville, TN 37215

TAX MAP PARCEL NUMBERS: 116120D52300CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$479,500.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Robert H. Edwards and wife, Betsy B. Edwards,** hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Steven Paul Hanson and wife, Nancy Paulette Hanson,** 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. 523 of Burlington Condominium, Phase II, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as established by Master Deed of record in Book 6011, page 653, amended in Book 6194, page 440, and in Book 6362, page 405, Register's Office for Davidson County, Tennessee, as shown on the Plan of record in Book 6250, page 96, 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 Robert H. Edwards and wife, Betsy B. Edwards, by Warranty Deed from Mary Helen Denson, unmarried, dated August 1, 2011 and recorded on August 3, 2011, of record in Inst. No. 20110803-0059817, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to: Taxes for 2020, and subsequent years; The Plan, with Owner's Certificate, of record in Book 6250, page 96, 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 6011, page 653, Book 6194, page 440, Book 6362, page 405, Book 11525, page 300, Inst. No. 20191202-0123588, 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; Charter of Burlington Homeowners Association, Inc. of record in Book 6018, page 349, said Register's Office.

This instrument is executed on behalf of Betsy B. Edwards by Robert H. Edwards pursuant to a Power of Attorney executed by her on the 3rd of April of 2020, of record in Instrument No. 20200729-0083158, 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 523 Armistead Place, Nashville, TN 37215

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 July, 2020.

Robert H Edwards
Robert H. Edwards

By: Betsy B. Edwards
By: Robert H. Edwards
Attorney-in-fact
Betsy B. Edwards by Robert H. Edwards, Attorney-in-Fact

State of Tennessee

County of Davidson

On this 31st day of July, 2020, before me the undersigned authority, personally appeared **Robert H. Edwards**, 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.

S. Denise Woods
Notary

My Commission Expires:

SANDRA DENISE WOODS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 05-20-2024

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, **Robert H. Edwards** 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 **Betsy B. Edwards**, 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 July, 2020.

S. Denise Woods
Notary

My Commission Expires:

SANDRA DENISE WOODS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 05-20-2024

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: $479,500.00.

[redacted], Affiant

Sworn and subscribed before me this 31st day of July, 2020.

S. Denise Woods
Notary

My Commission Expires:

SANDRA DENISE WOODS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 05-20-2024

EXHIBIT "A"
To
Warranty Deed

FROM: Robert H. Edwards and Betsy B. Edwards

TO: Steven Paul Hanson and Nancy Paulette Hanson

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.

Robert H Edwards

Robert H. Edwards, Affiant

Sworn to and subscribed before me this 31st day of July, 2020.

S. Denise Woods

Notary Public

My Commission Expires: _____

SANDRA DENISE WOODS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 05-20-2024

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: October 2, 2023
Notary Seal:

