15104

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)

Karen Johnson Davidson County
Batch# 489952 DEEDWARR
10/06/2020 11:12:39 AM 6 pgs
Fees: $33.00 Taxes: $935.73
20201006-0115631

W & I Ref: (DM) Title No.: 61367

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
James Redovian Mary Palmer Shipp 8300 Sawyer Brown Road # M 301 Nashville, TN 37221	Angel Oak Home Loans 980 Hammond Dr #200 Atlanta, GA 30328

TAX MAP PARCEL NUMBERS: 142050B07200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$252,900.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Leah S. Crain, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James Redovian and Mary Palmer Shipp, as joint tenants 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. M-301, together with the carport designated M-301-C, of River Plantation, Section 3, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown n the Plan of record in Book 4675, pages 75, 76, and 77, amended in Book 4675, pages 103, 104, and 105, 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 Leah S. Crain, a single person, by Warranty Deed from John A. Clark, a single man, dated February 28, 2018 and recorded on March 2, 2018, of record in Inst. No. 20180302-0019708, Register's Office for Davidson County, Tennessee. Leah S. Crain is also known as Leah Sutton Crain.

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 4675, pages 75, 76, and 77, amended in Book 4675, pages 103, 104, and 105, 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 4784, page 464, Book 5785, page 180, Book 5840, page 663, amendment to By Laws in Inst No. 20200729-0083523, 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 to Comcast of Nashville I, LLC, of record in Inst. No. 20121114-0104719, said Register's Office.

This instrument is executed on behalf of Leah S. Crain by Lisa Kennedy pursuant to a Power of Attorney executed by her on the 21st day of September, 1999, of record in Instrument No. 20200921-0108212 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 8300 Sawyer Brown Road, # M 301, 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 2nd day of October, 2020.

Leah S. Crain by
Lisa Kennedy Attorney-in-Fact

Leah S. Crain by Lisa Kennedy,
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, **Lisa Kennedy,** 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 **Leah S. Crain**, 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 2nd day of October, 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: $252,900.00.

Affiant

Sworn and subscribed before me this 2nd day of October, 2020.

My Commission Expires: _____

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 12-30-2020

Notary

EXHIBIT "A"
To
Warranty Deed

FROM: Leah S. Crain

TO: James Redovian and Mary Palmer Shipp

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.

Lisa Kennedy
Lisa Kennedy, Affiant

Sworn to and subscribed before me this 2nd day of October, 2020.

Notary Public

My Commission Expires: _____

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

This document was prepared by:
L.G. Burnett, Jr.
Attorney at Law
300 Charlotte Avenue
Nashville, Tennessee 37209
615-279-0007

DURABLE GENERAL POWER OF ATTORNEY AND DURABLE POWER OF ATTORNEY FOR HEALTH CARE

KNOW ALL MEN BY THESE PRESENTS:

That I, **LEAH SUTTON CRAIN**, a resident of ~~Cheatham~~ Williamson County, Tennessee, (The Principal) have made, constituted and appointed, and by these presents do make, constitute and appoint Jerry Carson Crain my true and lawful attorney, for me and in my name, place and stead to conduct my personal business or affairs; and to do, execute and perform all and every other act or acts, thing or things, in law needful and necessary to be done, as fully, completely and amply, to all intents and purposes whatsoever as I might or could do if acting personally. Further, I hereby authorize and direct my said attorney-in-fact to make health care decisions for me as provided under T.C.A. 34-6-201 et seq., to which reference is here made. I hereby ratify and confirm all lawful acts done by my said attorney in virtue hereof. If Jerry Carson Crain shall predecease me or is otherwise unable to serve, I nominate and appoint my daughter, Lisa Kennedy, as alternate attorney-in-fact with all the powers and authority to act on my behalf as set forth in this document.

I do not intend for this Power of Attorney to be revoked in the event of my physical or mental incapacity, and in such event, I authorize and direct that my herein named attorney-in-fact continue to act in said capacity as hereinabove set out.

IN WITNESS WHEREOF, I have hereunto set my signature on this 21 day of September, 1999.

The attached warning has been read by the Principal and the contents duly noted.

Leah Sutton Crain
LEAH SUTTON CRAIN

I declare under penalty of perjury under the laws of Tennessee that the person who signed or acknowledged this document is personally known to me to be the Principal, that the Principal signed or acknowledged this durable power of attorney in my presence, that the Principal appears to be of sound mind and under no duress, fraud or undue influence, that I am not the person appointed as attorney-in-fact by this document, and that I am not a health care provider, an employee of a health care provider, the operator of a health care institution nor an employee of an operator of a health care institution.

I further declare under penalty of perjury under the laws of Tennessee that I am not related to the Principal by blood, marriage, or adoption, and, to the best of my knowledge, I am not entitled to any part of the estate of the Principal upon the death of the Principal under a will now existing or by operation of law.

WITNESS

WITNESS

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

On this 21st day of September, in the year 1999, before me, the undersigned Notary Public, personally appeared Leah Sutton Crain (Principal), personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument, and acknowledged that he executed it. I declare under penalty of perjury that the person whose name is subscribed to this instrument appears to be of sound mind and under no duress, fraud or undue influence.

L. D. Bennett Jr.
NOTARY PUBLIC

My commission expires: 7-27-02

Prepared by and return to:
Wilkins and Ivey, Attorneys
104 Woodmont Blvd, Suite 100
Nashville, TN 37204
PH: 615-298-3312
Box 8

Karen Johnson Davidson County
Batch# 480087 AFFIDAVIT
09/21/2020 03:07:34 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200921-0108212

AFFIDAVIT OF ATTORNEY IN FACT

On September 21, 1999 Leah Sutton Crain executed a Durable General Power of Attorney appointing her husband, Jerry Carson Crain, as her attorney in fact, which power of attorney specified that should Jerry Carson Crain be unable to serve, Lisa Kennedy be appointed to serve as alternate attorney in fact for Leah Sutton Crain. Jerry Carson Crain died on June 23, 2013.

Now therefore, Lisa Kennedy, successor attorney in fact, hereby states and affirms the following to be true under penalty of perjury:

1. The original Durable General Power of Attorney executed by Leah Sutton Crain on September 21, 1999 has been misplaced and, despite an extensive search, cannot be found.
2. The copy attached hereto as an exhibit to this affidavit is a true and correct copy of the Durable General Power of Attorney which was executed by Leah Sutton Crain. It has not been altered in any way.
3. The Power of Attorney is still in force and has not been revoked.

Witness my hand this the 21 day of September, 2020.

Lisa Kennedy
Lisa Kennedy

State of Tennessee
County of Davidson

On September 21st, 2020, before me the undersigned authority, personally appeared **Lisa Kennedy** 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 11-06-2022

Notary Public