File No. 280901126

WARRANTY DEED

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$136,000.00**

Doris Igiozee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF OCTOBER, 2008.

Mary Birthright
Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title of Tennessee, Inc.
Sidwell, Barrett, & Welch, PC
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 11/14/08 10:11 3 pg:
Fees:18.00 Taxes:503.20
20081114-0112626

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Doris Igiozee	F+M Bank	053-05-0-018.00
(NAME) 1296 Cheyenne Blvd.	(NAME) P.O. Box 451	
(ADDRESS) Madison, TN 37115	(ADDRESS) Clarksville, TN 37041-0451	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Leonard Walther, Patricia Pierce, Debra Walther, Jami L. Meyers, Sue Carol Carpenter, and Verna L. Smith Walther as devisees of the Estate of James G. Walther**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Doris Igiozee, a married woman**, hereinafter called the grantee(s), Her heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 158, Section 3 Sequoia Valley, as shown on plat of record in Plat Book 4460, page 83, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James G. Walther and wife, Barbara J. Walther by Warranty Deed from Oliver H. Dale and wife, Claudine M. Dale and Robert W. Slate and wife, Ruth N. Slate of record in Book 4630, Page 231 on August 4, 1972 and filed for record on August 22, 1972, Register's Office for Davidson County, Tennessee. For further reference to title, see the Estate of James Gordon Walther, Docket No. 08P-1371, Probate Division, Circuit Court, Davidson County, Tennessee, whereby James Gordon Walther a/k/a James G. Walther devised said property to Leonard Walther, Patricia Pierce, Debra Walther, Jami L. Myers and Sue Carol Carpenter. Also see Affidavit of Heirship recorded contemporaneously herewith in Instrument No. 20081114-0112625, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James G. Walther and wife, Barbara J. Walther by Warranty Deed from Oliver H. Dale and wife, Claudine M. Dale and Robert W. Slate and wife, Ruth N. Slate of record in Book 4630, Page 231 on August 4, 1972 and filed for record on August 22, 1972, Register's Office for Davidson County, Tennessee.

*** Verna L. Smith Walther, spouse of the above-named James G. Walther, joins in this conveyance to convey any and all interest, including marital interest, that she may have to said property.**

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: (1) Real property taxes for the year 2008 which are a lien against the property and are now due and payable; (2) Subject to all matters as set forth per Plat Book 4460, Page 83, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 1296 Cheyenne Blvd., Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), Her heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we

are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), Her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hands this 9th day of October, 2008.

Debra Walther, by Sue C Carpenter as attorney in fact

Debra Walther, by Sue C. Carpenter as Attorney-in-Fact by virtue of Power of Attorney of record as Instrument No. 20081114-0112620, in the Register's Office of Davidson County, Tennessee.

Leonard Walther by Sue C Carpenter as attorney in fact

Leonard Walther, by Sue C. Carpenter as Attorney-in-Fact by virtue of Power of Attorney of record as Instrument No. 20081114-0112621, in the Register's Office of Davidson County, Tennessee.

Jami R Meyers by Sue C Carpenter as attorney in fact

Jami L. Meyers, by Sue C. Carpenter as Attorney-in-Fact by virtue of Power of Attorney of record as Instrument No. 20081114-0112622, in the Register's Office of Davidson County, Tennessee.

Patricia Pierce, by Sue C Carpenter as attorney in fact

Patricia Pierce, by Sue C. Carpenter as Attorney-in-Fact by virtue of Power of Attorney of record as Instrument No. 20081114-0112623, in the Register's Office of Davidson County, Tennessee.

Sue Carol Carpenter

Sue Carol Carpenter

Verna L Smith Walther by Sue C Carpenter as attorney in fact

Verna L. Smith Walther, by Sue C. Carpenter as Attorney-in-Fact by virtue of Power of Attorney of record as Instrument No. 20081114-0112624, in the Register's Office of Davidson County, Tennessee.

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 Sue Carol Carpenter, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 9th day of October, 2008.

Commission expires: 11-7-11

MARY BIRTHRIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires NOV. 7, 2011

Mary Birthright

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 9th day of October, 2008, before me personally appeared Sue C. Carpenter, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Leonard Walther, and who acknowledged that she executed the same as the free act and deed of the said Leonard Walther by virtue of that Power of Attorney, duly executed by the said Sue C. Carpenter and appearing of record as Instrument No. 20081114-0112621, of Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 9th day of October, 2008.

My Commission Expires: 11-7-11

Mary Birthright

Notary Public

MARY BIRTHRIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires NOV. 7, 2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 9th day of October, 2008, before me personally appeared Sue C. Carpenter, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Patricia Pierce, and who acknowledged that she executed the same as the free act and deed of the said Patricia Pierce by virtue of that Power of Attorney, duly executed by the said Sue C. Carpenter and appearing of record as Instrument No. 20081114-0112623, of Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 9th day of October, 2008.

My Commission Expires: 11-7-11

Mary Birthright

Notary Public

MARY BIRTHRIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires NOV. 7, 2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 9th day of October, 2008, before me personally appeared Sue C. Carpenter, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Debra Walther, and who acknowledged that she executed the same as the free act and deed of the said Debra Walther by virtue of that Power of Attorney, duly executed by the said Sue C. Carpenter and appearing of record as Instrument No. 20081114-0112620, of Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 9th day of October, 2008.

My Commission Expires: 11-7-11

Mary Birthright
Notary Public

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 9th day of October, 2008, before me personally appeared Sue C. Carpenter, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Jami L. Meyers, and who acknowledged that she executed the same as the free act and deed of the said Jami L. Meyers by virtue of that Power of Attorney, duly executed by the said Sue C. Carpenter and appearing of record as Instrument No. 20081114-0112622, of Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 9th day of October, 2008.

My Commission Expires: 11-7-11

Mary Birthright
Notary Public

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 9th day of October, 2008, before me personally appeared Sue C. Carpenter, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Verna L. Smith Walther, and who acknowledged that she executed the same as the free act and deed of the said Verna L. Smith Walther by virtue of that Power of Attorney, duly executed by the said Sue C. Carpenter and appearing of record as Instrument No. 20081114-0112624, of Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 9th day of October, 2008.

My Commission Expires: 11-7-11

Mary Birthright
Notary Public

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

File Number: 280901126

RETURN TO:
Stewart Title of Tennessee, Inc.
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075