39B

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jessica Lindsey Killingsworth Caleb A Killingsworth 583 Valleywood Drive Nashville, TN 37211	Pinnacle National Bank 150 3rd Avenue South Suite 900 Nashville, TN 37201	147-14-0-074.00

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

BILL GARRETT, Davidson County
Trans:T20110059584 DEEDWARR
Recvd: 09/26/11 13:17 3 pgs
Fees:18.00 Taxes:502.83
20110926-0074265

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $135,900.00

Affiant

Subscribed and sworn to before me, this the 21st day of September, 2011.

Notary Public

My Commission Expires
(Affix Seal)

STATE OF TENNESSEE NOTARY PUBLIC ANGELA Y. POSTON-WILLIAMSON DAVIDSON COUNTY

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Noreen McCue-Oetjengerdes n.k.a. Noreen McCue, a widow, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Jessica Lindsey Killingsworth and Caleb A. Killingsworth, wife and husband, ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee**, to wit:

Land in Davidson County, Tennessee, Being Lot No. 289 on the plan of Whispering Hills Section II-B, of record in Book 2331, page 155, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Noreen McCue-Oetjenderdes, a married person, by Warranty Deed from Lynn H. Tuttle, Ronald A. Tuttle, Alan D. Tuttle, Romayne T. Williams, Frank C. Tuttle and Marie Brumbach, dated May 9, 2002, of record in Instrument No. 20020516-0060050, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to (1) Property taxes for the year 2011, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to GRANTEES who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This instrument is executed on behalf of Noreen McCue by Christopher M. Corriveau, pursuant to a Power of Attorney executed by Noreen McCue on August 15, 2011, of record in Instrument No. 20110926-0074264, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to the instrument and incorporated herein by reference.

This is improved property located at: **583 Valleywood Drive, Nashville, TN 37211**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the said Grantee that he/she is lawfully seized in fee simple of the aforedescribed Real Estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **21st** day of **September, 2011.**

GRANTOR(S) Noreen McCue Oetjengerdes
by Christopher M. Corriveau, her Attorney in Fact

Noreen McCue-Oetjengerdes n.k.a Noreen McCue by
Christopher M. Corriveau, as her Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named **Christopher M. Corriveau** 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 **Noreen McCue-Oetjengerdes n.k.a Noreen McCue,** as Attorney-in-Fact, as the free Act and Deed of the said Principal.

Witness my hand and official seal on this the **21st** day of **September, 2011.**

Notary Public

My Commission Expires: 7/7/14

BOBBI J. BEAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 7, 2014

EXHIBIT "A"
To
Warranty Deed

FROM: Noreen McCue-Oetjengerdes n.k.a. Noreen McCue, a widow

TO: Jessica Lindsey Killingsworth and Caleb A. Killingsworth, wife and husband

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 documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

Christopher M. Corriveau

Christopher M. Corriveau, Affiant

Sworn to and subscribed before me this 21st day of September, 2011.

Bobbi J. Bean
Notary Public

My Commission Expires: 7/7/14

BOBBI J. BEAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 7, 2014