12-05-017

WARRANTY DEED 17351

Davidson County DEEDWARR
Recvd: 06/25/12 16:18 2 pgs
Fees:13.00 Taxes:573.50
20120625-0055655

BROOKE SMITH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF **TENNESSEE**
COUNTY OF **RUTHERFORD**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$155,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **23RD** DAY OF **JUNE, 2012.**

Notary Public

MY COMMISSION EXPIRES: ~~XXXXXXXX May 23, 2016.~~ 11/3/15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Co., 721 President Place, #100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ellen St. Sure	**ClearPoint Funding, Inc**	**105-11-0-045.00**
(NAME) PO BOX 2364 ~~1268 Main Street~~	(NAME) **4 Technology Drive**	
(ADDRESS) **Brewster, MA 02631**	(ADDRESS) **Westborough, MA 01581**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Floyd S. Maxwell and Gary R. Maxwell and William K. Maxwell and Sylvia D. Maxwell**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ellen St. Sure, an unmarried woman**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 6th, formerly the 9th, Civil District of Davidson County, Tennessee, being the westerly 110.6 feet of Lot No. 7 on the Mallory Plan of Lots, as of record in Minute Book "I", page 68, Chancery Court at Nashville, described according to survey made by Z.J. Wilkinson, Surveyor, March 1953, as follows: Beginning at a point on the northerly margin of Wingrove Avenue, 75 feet westerly from the southwest corner of Lot No.1 on the Plan of the Subdivision of Lots 4, 5, and 6, and parts of Lots 2 and 3 in Mallory Addition, as of record in Book 161, page 55, Register's Office for said County, said point being also on the west boundary line of the property conveyed to Edd W. Lamay by deed from Mrs. Jack Anderson of record in Book 1428, page 529, said Register's Office; thence with said westerly boundary line of the Lamay property, North 1 deg. 15' East 290.7 feet to a point in the southern boundary line of Lot No. 24 on said Mallory Addition; thence with southern boundary line of Lot No. 24,North 87 deg. West 110.6 feet to the southwest corner of said Lot No. 24; thence south 1 deg. 15' West 290.7 feet to the northerly margin of Wingrove; thence to the margin of the same, south 87 deg. East 110.6 feet to the beginning.

Being the same property conveyed to Floyd S. Maxwell and Gary R. Maxwell, William K. Maxwell and Sylvia D. Maxwell Devisees under the last will and testament of Sarah Alma Maxwell of record in Document No. 07P369, Davidson County Probate Court, Tennessee.

This instrument is executed on behalf of William K. Maxwell by Floyd S. Maxwell as his Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument 20120625-0055654 **, in the Register's Office for Davidson County, Tennessee.**

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☒ property, known as **430 Wingrove Avenue, Nashville, TN 37203**

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their 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 hand(s)** this **23rd day of June, 2012**.

William K Maxwell
William K. Maxwell By Floyd S Maxwell
By: Floyd S. Maxwell, Attorney-in-Fact

Floyd S Maxwell
Floyd S. Maxwell

Sylvia D. Maxwell
Sylvia D. Maxwell

Gary R Maxwell
Gary R. Maxwell

State of Tennessee County of Rutherford

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Gary R. Maxwell, Sylvia D. Maxwell and Floyd S. Maxwell the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Smyrna, Tennessee, this 23rd day of June, 2012.

Commission expires:5/23/16

Notary Public

PHILIP ELLIS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

State of Tennessee County of Rutherford

On this 23rd day of June, 2012 before me personally appeared Floyd S. Maxwell, the person who executed the foregoing instrument on behalf of William K. Maxwell, and acknowledged that he executed the same as the free act and deed of the said William K. Maxwell, through Power of Attorney granted him, by the said William K. Maxwell.

Notary Public

Commission Expires:5/23/16

PHILIP ELLIS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

I, the undersigned, 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 executed and authenticated according to law.

Shara Walker

State of Tennessee
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Shara Walker who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Commission Expires: 11/3/15

Notary Public

BROOKE SMITH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON