THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203-A** **Nashville, TN 37215**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 8 day of May 2013. Notary Public My Commission Expires: _____

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 9, 2014

QUITCLAIM DEED

Address New Owner: Steven R. Goertz 53 Green View Nashville, TN 37205	Send Tax Bills To: New Owner	Tax Information: Map 104-14-G Parcel 87.00 CO FB 07DA 92934

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Richard J. Goertz and wife, Mary B. Goertz, as to a one-half undivided interest, as joint tenants with right of survivorship** (hereinafter referred to as the "Grantors") do hereby quitclaim, transfer and convey unto **Steven R. Goertz, unmarried,** his heirs and assigns all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 129 on the Plan of Revised Whitworth Phase 01A/Green View as of record in Plat Book 7900, page 145, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Steven R. Goertz, unmarried, as to one-half undivided interest and Richard J. Goertz and wife, Mary B. Goertz, as to a one-half undivided interest, as joint tenants with right of survivorship by quitclaim deed from Steven R. Goertz, unmarried, of record as Instrument No. 20011128-0130123, said Register's Office. Being the same property conveyed to Steven R. Goertz, unmarried, by deed from Bonnie F. Greer, unmarried, of record as Instrument No. 20011128-0130121, said Register's Office.

This is improved property known as 53 Green View Nashville, TN 37205.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20130038886 DEEDQC
Recvd: 05/09/13 11:21 7 pgs
Fees:37.00 Taxes:0.00
20130509-0047012

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8 day of May, 2013.

Richard J. Goertz

Mary B. Goertz
by Richard J. Goertz, as 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, **Richard J. Goertz,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact for Mary B. Goertz** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 8 day of May, 2013.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

CONFORMED COPY

Mr. Richard J. Goertz
4 North Mooreland Road
Richmond, Virginia 23233

Dear Dick:

I have this date executed a general power of attorney instrument in which you are named as my attorney in fact.

You are not to begin service under this power of attorney instrument until you have been advised in writing by my attending physician that, in my physician's sole opinion, I am no longer capable of managing my own affairs.

Neither this letter nor the power of attorney shall terminate in the event of my disability.

Sincerely,

/S/ Mary B. Goertz

Mary B. Goertz

Date: May 15, 1978

CONFORMED COPY

POWER OF ATTORNEY
GENERAL

KNOW ALL MEN BY THESE PRESENTS: That I, MARY B. GOERTZ, of Henrico County, Virginia, have made, constituted and appointed and, by these presents, do make, constitute and appoint RICHARD J. GOERTZ my true and lawful attorney to manage all my property, real and personal (when the term "property" is hereinafter used, it shall include, whenever applicable, both real and personal property, and any interest or right therein), and act in and conduct all my affairs, and for that purpose for me and in my name, place and stead, and for my use and benefit, and as my act and deed, to do and execute, or to concur with persons jointly interested with myself therein in the doing or executing of, all or any acts, deeds and things deemed proper by my said attorney, inclusive of the following acts, deeds and things, that is to say:

(1) To sell, pledge or otherwise encumber or dispose of any of my property, real and personal; (2) to buy, or otherwise acquire, any property; (3) to invest or reinvest, lease or let, or otherwise manage any of my property; (4) to commence or carry on, or to defend, at law or in equity, all actions, suits or other proceedings touching any of my property, or touching anything in which I or my property may be in any wise concerned; (5) to demand, sue for, enforce payment of or receive or give receipts or discharges for all moneys, securities, debts, chattels or other personal property whatsoever now belonging or

hereafter to belong to me; (6) to pay, settle or compromise, or submit to arbitration, all debts, taxes, accounts, claims or disputes between me and any other person; (7) to draw upon any bank, corporation, firm, association or individual for any sum or sums of money to which I may be entitled as I might or could do; (8) upon receipt of any dividends, interest, income or moneys, to deposit the same in my name in any banking institution; (9) to make or endorse promissory notes, or to renew the same from time to time; (10) to prepare, execute or file income or other tax returns; (11) to employ or dismiss agents or attorneys; (12) to act as my attorney or proxy in respect to any stocks, bonds or other investments; (13) to take out or renew fire or other casualty insurance on any of my property; (14) to execute, acknowledge or deliver in my name, or to sign my name to, any deed, contract, instrument, certificate or document; (15) to enter any safe deposit box which I may now or hereafter have and to remove any of the contents therefrom; and (16) to do all things, exercise all rights and privileges, and take any action whatsoever which I might or could do, exercise or take with respect to any trust or agency funds, whether established by me or others, and with respect to any estate in which I may have any interest;

And I do give and grant unto my said attorney full power and authority to do and perform all and every act, deed, matter and thing whatsoever in and about my estate, property, real and personal, and affairs, as fully and effectually to all intents

and purposes as I might or could do in my own proper person if personally present, the above specially enumerated powers being in aid and exemplification of the full, complete and general power herein granted and not in limitation or definition thereof; and I hereby ratify all that my said attorney shall lawfully do or cause to be done by virtue of these presents;

And I hereby declare that any act or thing lawfully done hereunder by my said attorney shall be binding on me, and on my heirs, legal and personal representatives, and assigns, whether the same shall have been done before or after my death, or other revocation of this instrument, unless and until reliable intelligence or notice thereof shall have been received by any party who, upon the faith of this instrument, accepts my said attorney as authorized to represent me.

This power of attorney and the authority of my said attorney hereunder shall not terminate in the event of my disability.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 15th day of May, 1970.

/S/ Mary B. Goertz (SEAL)
MARY B. GOERTZ

STATE OF VIRGINIA

County of Henrico, to-wit

I, the undersigned Notary Public in and for the jurisdiction aforesaid, in the State of Virginia, do hereby certify

that MARY B. GOERTZ whose name is signed to the foregoing power of attorney bearing date on the 15 day of May, 1978, has acknowledged the same before me in my jurisdiction aforesaid.

Given under my hand this the 15 day of May, 1978.

My commission expires: March 15, 1982

/S/ Frank O. Brown, Jr.
Notary Public

Seal