BILL GARRETT, Davidson County
Trans:T20130082468 DEEDWARR
Recvd: 09/24/13 09:47 3 pgs
Fees:18.00 Taxes:1110.00
20130924-0100187

**THIS INSTRUMENT PREPARED BY:**
Residential & Commercial Title Services, LLC
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203
R13-1528

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Rene M. Letourneau<br><br>7209 Holt Run Drive<br>Nashville, TN 37211 | Same address as new owner | 20111216-0098171 |

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $300,000.00

Affiant

Subscribed and sworn to before me, this the 20th day of September, 2013.

JANE GRAZER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public

My Commission Expires: 8/16/14
(Affix Seal)

# 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 **Robert Browning and wife Emily Browning, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Rene M. Letourneau, an unmarried woman ("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. 87 on the Plan of The Ridge at Stone Creek, Section 1, a Planned Unit Development, as of record in Instrument No. 20031027-0157621, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.**

**Being the same property conveyed to Robert Browning and wife, Emily Browning by Special Warranty Deed from Fannie Mae A/K/A Federal National Mortgage Association, dated December 2, 2011, recorded December 16, 2011, in Instrument No. 20111216-0098171, Register's Office for Davidson County, Tennessee, and further being the same property conveyed to Federal National Mortgage Association by Trustee's Deed from Deanna Dorrough, Co-Trustee, dated May 25, 2011, recorded June 8, 2011, of record in Instrument No. 20110608-0043765, said Register's Office.**

This conveyance is made subject to (1) Property taxes for the year 2013, 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 Robert Browning and Emily Browning, by J.David Wicker pursuant to a Power of Attorney executed individually by Robert Browning and Emily Browning on September 10, 2013, and of record in Instrument No. 20130924-0100185 as to Robert Browning and Instrument No. 20130924-0100186 as to Emily Browning, in 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: **7209 Holt Run 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 **20th** day of **September, 2013.**

**GRANTOR(S)**

Robert Browning
By J.David Wicker, Attorney-in-fact

Emily Browning
By J.David Wicker, Attorney-in-fact

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires June 1, 2015

**STATE OF TENNESSEE**

**COUNTY OF DAVIDSON**

Personally appeared before me, a Notary Public in and for said County and State, the within named **J. David Wicker** 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 **Robert Browning,** as Attorney-in-Fact, as the free Act and Deed of the said Principal(s).

Witness my hand and official seal on this the **20th** day of **September, 2013.**

Notary Public

My Commission Expires: 6-1-2015

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires June 1, 2015

**STATE OF TENNESSEE**

**COUNTY OF DAVIDSON**

Personally appeared before me, a Notary Public in and for said County and State, the within named **J. David Wicker** 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 **Emily Browning,** as Attorney-in-Fact, as the free Act and Deed of the said Principal(s).

Witness my hand and official seal on this the **20th** day of **September, 2013.**

Notary Public

My Commission Expires: 6-1-2015

EXHIBIT "A"
**To**
**Warranty Deed**

**FROM: Robert Browning and wife Emily Browning**

**TO: Rene M. Letourneau**

**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.

**J. David Wieker, Affiant**

Sworn to and subscribed before me this 20th day of September, 2013.

Notary Public

My Commission Expires: 6-1-2015

STATE OF TENNESSEE NOTARY PUBLIC PERRY COUNTY My Commission Expires June 1, 2015