BILL GARRETT, Davidson County
Trans:T20140036981 DEEDWARR
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Fees:18.00 Taxes:675.25
20140528-0045589

PREPARED BY (AND RETURN TO):

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref: DM Title No: 53507

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Rachel G. Claiborne Joshua S. Claiborne 7705 Poplar Ridge Drive Nashville, Tennessee 37221	New Owner

TAX MAP-PARCEL NUMBERS: 141060A00200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$182,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Nathan T. Bell and wife, Sunny D. Bell**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Rachel G. Claiborne and Joshua S. Claiborne, wife and husband,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Revised, Section One, Poplar Ridge of record in Book 7900, page 206, as corrected by Surveyors Certificate of Correction in Book 8292, page 973, Register's Office for said County.

Said Lot No. 11 fronts 57.06 feet on the easterly margin of Poplar Ridge Drive and extends back 153.93 feet on the northerly line and 121.26 feet on the southerly line to a dead line in the rear, measuring 63.76 feet thereon.

Being the same property conveyed to Nathan T. Bell and wife, Sunny D. Bell by Warranty Deed from Jeremy N. Grall and wife, Carrie Elizie, dated November 16, 2009 and recorded on November 17, 2009 of record in Doc. No. 20091117-0105845, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2014, and subsequent years; The Plan, with Owner's Certificate, of record in Book 7900, Page 206, as corrected by Surveyors Certificate of Correction of record in Book 8292, page 973, said Register's Office, which Plan shows a 20 foot minimum building setback line from Poplar Ridge Court and the rear line and a 5 foot minimum setback lien from each side line and an easement for underground electrical purposes along the front line of said lot. And a 2.5 x 25 foot utility anchor easement located on the northwesterly front corner of said lot. And an easement for landscaping along the northerly side line of said lot. The Declaration of Covenants, Conditions and Restrictions of record in Book 8113, page 105, By Laws in Book 8113, page 116, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This instrument is executed on behalf of Sunny D. Bell by Nathan T. Bell pursuant to a Power of Attorney executed by her on the 20th day of May, 2014, of record in Instrument No 20140528-0045588 Register's Office for Davidson, County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference

This is improved property, known as: 7705 Poplar Ridge Drive, Nashville, Tennessee 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 23rd day of May, 2014 .

Nathan T. Bell

Sunny D. Bell By: Nathan T. Bell Atty-in-Fact

Atty-In-Fact

State of TENNESSEE
County of DAVIDSON

On this 23rd day of May, 2014 , before me the undersigned authority, personally appeared **Nathan T. Bell**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: March 3, 2015

Notary

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 , **Nathan T. Bell** 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 **Sunny D. Bell** , as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of May, 2014

My Commission Expires: _____

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: March 3, 2015

Notary Public

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $182,500.00

Affiant

Sworn and subscribed before me this 23rd day of May, 2014

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 3-6-18

Notary Public

Wldoc: Deed Wty—12/92

EXHIBIT "A"

To

Warranty Deed

FROM: Nathan T. Bell and Sunny D. Bell

TO: Rachel G. Claiborne and Joshua S. Claiborne

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 document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Nathan T. Bell, Affiant

Sworn to and subscribed before me this 23rd day of May, 2014

Notary Public

My Commission Expires:_____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015