Record & Return:
THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M14-1086

BILL GARRETT, Davidson County
Trans:T20140055498 DEEDWARR
Recvd: 07/31/14 10:07 3 pgs
Fees:18.00 Taxes:832.50
20140731-0068232

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Oliver E. Ezell Cynthia S Ezell 7 Ridgerock Drive Signal Mountain, TN 37377	Churchill Mortgage Corp. 761 Old Hickory Blvd.,#400 Brentwood,TN 37027	155080C17100CO

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $225,000.00

Oliver E. Ezell
Affiant

Subscribed and sworn to before me, this the 25 day of July, 2014.

Notary Public

My Commission Expires: 6-1-15
(Affix Seal)

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

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 **Walter D. Fox and Patricia A. Fox, husband and wife, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Oliver E. Ezell and Cynthia S. Ezell, husband and wife ("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 171, POPLAR CREEK ESTATES, PHASE 2, as shown on plat of record in Plat Book 6900, Pages 339-347, as amended in Plat Book 7900, Pages 888-889 and Instrument No. 20010911-0098418, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Walter D. Fox and Patricia A. Fox, husband and wife by Warranty Deed from Michael Thomas Falcone and Shelley Ferrara Falcone, husband and wife, recorded on the 7th day of May, 2009 in Instrument No. 20090507-0042212, Register's Office of Davidson County, Tennessee.

This is improved property located at: **901 Kenwick Court West, Nashville, TN 37221**

This conveyance is made subject to (1) Property taxes for the year 2014, 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 Walter D. Fox and Patricia A. Fox, by J.David Wicker pursuant to a Power of Attorney executed by Walter D. Fox and Patricia A. Fox on June 27, 2014, of record in Instrument No. 20140731-0068230 AND Instrument No. 20140731-0068231, 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.

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 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 GRANTEE, their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24 day of **July, 2014.**

GRANTOR(S)

Walter D. Fox, by J.David Wicker, Attorney-in-Fact

Patricia A. Fox, by J.David Wicker, 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 **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 **Walter D. Fox and Patricia A. Fox,** as Attorney-in-Fact, as the free Act and Deed of the said Principal(s).

Witness my hand and official seal on this the 25th day of **July, 2014.**

Deborah Bissell
Notary Public

My Commission Expires:

6-1-15



EXHIBIT "A"
To
Warranty Deed

FROM: Walter D. Fox and Patricia A. Fox, husband and wife

TO: Oliver Ezell and Cynthia S Ezell, husband and wife

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 Wicker, Affiant

Sworn to and subscribed before me this 25th day of July, 2014.

Notary Public

My Commission Expires: 6-1-15

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires