THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14102194**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $275,000 ✓ Affiant Subscribed and sworn to before me, this 2nd day of December, 2014. Notary Public My Commission Expires: 6-1-15

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

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Mathew Wiggins and Kendra Good 237 37Th Ave N Nashville TN 37209	New Owner Lender Churchill Mtg.Corp., 761 Old HIckory BLvd.,#400 Brentwood, TN 37027	Tax Parcel ID No. 09213032200

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Gavin L. Walker and Angela M. Walker, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mathew L. Wiggins and Kendra A. Good, Husband and Wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being part of Lot 1 on the Map of Westdale Subdivision of record in Plat Book 547, Page 50, which is part of the West End Park Company's 240 acre tract of land in West Nashville, being described as follows according to a survey by John Kohl, dated March 18, 1967 and partly by survey dated December 4, 1972.

Beginning at a point in the Westerly margin of 37th Avenue, North formerly Pilcher Avenue, being the same point where the North line of the above mentioned 240 tract intersects said margin of said Avenue and also being the Southeast corner of E.F. P'Pool's property; thence with the North line of the 240 acre tract above mentioned and the South line of P'Pool, North 88 deg. West 297 feet to a point in the Northwest corner of said property, said point being in the Easterly margin of an alley; thence with said margin of said alley, South 3 deg. West 50 feet to a point; thence South 89 deg. more or less East 297.0 feet more or less to a point in the West margin of 37th Avenue, North; thence with the West margin of said Avenue, Northwardly 50 feet to the point of beginning.

Being the same property conveyed to Gavin L. Walker and Angela M. Walker, husband and wife by Warranty Deed from Ted Barone, unmarried and Jacqueline Clougherty, unmarried, recorded on the 22nd day of January, 2014 in Instrument No. 20140122-0006168, in the Register's Office of Davidson County, Tennessee.

This is improved property located at: **237 37th Avenue North, Nashville, TN 37209.**

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 Gavin L. Walker and Angela M. Walker, by Josh Anderson pursuant to a Power of Attorney executed by Gavin L. Walker and Angela M. Walker on November 24, 2014, of record in Instrument No. # 20141205-0111864, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20140091359 DEEDWARR
Recvd: 12/05/14 15:06 3 pgs
Fees:18.00 Taxes:1017.50
20141205-0111865

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 2nd day of December, 2014.

Gavin L. Walker by Josh Anderson atty in fact
Gavin L. Walker
aka Gavin Walker
By Josh Anderson as Attorney in Fact

Angela M. Walker by Josh Anderson atty in fact
Angela M. Walker
aka Angela Walker
By Joshn Anderson 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, the within named Josh Anderson 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 Gavin L. Walker and Angela M. Walker, as Attorney-in-Fact, as the free Act and Deed of the said Principal(s).

Witness my hand, at office, this 2nd day of December, 2014.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. MT4-1504

EXHIBIT "A"
To
Warranty Deed

FROM: Gavin L. Walker and Angela M. Walker, husband and wife

TO: Matthew L. Wiggins and Kendra A. Good, 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.

Josh Anderson, Affiant

Sworn to and subscribed before me this 2ND day of December, 2014.

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

Notary Public
My Commission Expires:

WHEN RECORDED RETURN TO
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