THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M15-1651

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Emily Francis Kruger 3301 Harpeth Springs Drive Unit 89 Nashville, TN 37221	New Owner	141-6-D-89.00

BILL GARRETT, Davidson County
Trans:T20150059438 DEEDWARR
Recvd: 07/21/15 12:18 3 pgs
Fees:18.00 Taxes:580.90
20150721-0071377

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $157,000.00

Affiant

Subscribed and sworn to before me, this the 17th day of July, 2015.

Notary Public

My Commission Expires: 3/24/17
(Affix Seal)

CAROL J. BAKER
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We **Diane Michelle Kanter, an unmarried individual,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Emily Kruger, an unmarried woman,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 89 on the Plan of Riverbridge Community, a Planned Unit Development, of record in Instrument No. 20030213-0019999, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete identification and placement of such Unit.

Being the same property conveyed to Diane Michelle Kanter, an unmarried woman by Warranty Deed from Justin M. Niebuhr and wife, Stacy L. Niebuhr, dated January 19, 2007, recorded January 23, 2007, of record in Instrument No. 20070123-0009330, Register's Office for Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: **3301 Harpeth Springs Drive Unit 89, Nashville, TN 37221**

This conveyance is made subject to (1) Property taxes for the year 2015, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to Grantee 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 **Diane Michelle Kanter**, by **J. David Wicker, Attorney** pursuant to a Power of Attorney executed by **Diane Michelle Kanter** on July 14, 2015, of record in Book ✱, Page _____, 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. ✱ 20150721-0071376

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 16 day of July, 2015.

GRANTOR(S)

Diane Michelle Kanter By J. David Wicker, Her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Diane Michelle Kanter** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the 16 day of July, 2015.

Amelia Swanson State of Tennessee Notary Public Williamson County

Notary Public
My Commission Expires: 5/27/19

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, Attorney** 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 **Diane Michelle Kanter,** as Attorney-in-Fact, as the free Act and Deed of the said Principal(s).

Witness my hand and official seal on this the 16 day of July, 2015.

Amelia Swanson State of Tennessee Notary Public Williamson County

Notary Public
My Commission Expires: 5/27/19

EXHIBIT "A"
To
Warranty Deed

FROM: Diane Michelle Kanter, an unmarried individual

TO: Emily Kruger, an unmarried woman

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 16 day of July, 2015.

Amelia Swanson
State of Tennessee Notary Public
Williamson County

Notary Public
My Commission Expires: 5.27.19