BILL GARRETT, Davidson County
Trans:T20150072042 DEEDWARR
Recvd: 08/25/15 13:35 3 pgs
Fees:18.00 Taxes:1221.00
20150825-0085943

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M15-1721

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Nicholas Jay Ferrell Mary Elaine Ferrell 813 Holt Grove Court Nashville, TN 37211	Churchill Mortgage 761 Old Hickory Blvd #400 Brentwood TN 37027	180-3-A-99.00

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $330,000.00

Affiant

Subscribed and sworn to before me, this the 21st day of August, 2015.

J. TRENT LEHMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires: 11/13/17
(Affix Seal)

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 **Douglas Ponte and wife, Michelle Ponte,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Nicholas Jay Ferrell and Mary Elaine Ferrell, husband and wife,** 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 Lot No. 76 on the Plan of Section 2B, Stone Creek Park Subdivision, of record in Plat Book 9700, pages 793 and 794, 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 Douglas Ponte and wife, Michelle Ponte by Warranty Deed from John E. Pryor and wife, Erin K. Pryor, dated February 28, 2007, recorded March 8, 2007, of record in Instrument No. 20070308-0028988, Register's Office for Davidson County, Tennessee

This is ☒ Improved OR ☐ Unimproved property located at: **813 Holt Grove Court, Nashville, TN 37211**

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 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 Douglas Ponte, by J. David Wicker pursuant to a Power of Attorney executed by Douglas Ponte on August 12, 2015, of record in Instrument No. 20150825-0085941, 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 instrument is executed on behalf of Michelle Ponte, by J. David Wicker pursuant to a Power of Attorney executed by Michelle Ponte on August 12, 2015, of record in Instrument No. 20150825-0085942, 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 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 **21st** day of **August, 2015.**

GRANTOR(S)

Douglas Ponte by J. David Wicker, Attorney-in-Fact

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

Witness my hand and official seal on this the **21st** day of **August, 2015.**

Notary Public
My Commission Expires:

JESSICA LASCELLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

EXHIBIT "A"
To
Warranty Deed

FROM: Douglas Ponte and wife, Michelle Ponte

TO: Nicholas Jay Ferrell and Mary Elaine Ferrell, 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 21st day of August, 2015.

Notary Public
My Commission Expires:

JESSICA LASCELLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016