BILL GARRETT, Davidson County
Trans:T20160008274 DEEDWARR
Recvd: 02/01/16 10:05 3 pgs
Fees:18.00 Taxes:998.63
20160201-0009253

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M15-2321

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Wouter Sanders Nicole M Miller 7896 Heaton Way Nashville, TN 37211	Bank of Tennessee P.O. Box 4980 Johnson City, TN 37602-9936	173-9-A-334.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $269,900.00

Affiant

Subscribed and sworn to before me, this the 29th day of January, 2016.

Notary Public

My Commission Expires: 5/27/2019
(Affix Seal)

Amelia Swanson Notary Public State of Tennessee Williamson 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 **Douglas Bray and Virginia Bray, husband and wife,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Nicole Miller and Wouter Sanders, wife and husband,** 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. 236, on the plan of Phase Four, Lennox Village, of record in Instrument No. 20040806-0094784, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Doug Bray and Virginia Bray, husband and wife by Warranty Deed from Barbara J. Walden, Trustee of the Walden Living Trust, dated April 25, 2002, (deed) dated December 5, 2012, recorded July 1, 2005, of record in Instrument No. 20121228-0119665, Register's Office for Davidson County, Tennessee.

This is Improved property located at: **7896 Heaton Way, Nashville, TN 37211**

This conveyance is made subject to (1) Property taxes for the year 2016, 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 **Douglas Bray**, by **Griffin Dunham** pursuant to a Power of Attorney executed by **Douglas Bray** on 01/15/2016, of record in Instrument No. 20160201-0009251, 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 **Virginia Bray**, by **Griffin Dunham** pursuant to a Power of Attorney executed by **Virginia Bray** on 01/15/2016, of record in Instrument No. 20160201-0009252 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.

EXHIBIT "A"
To
Warranty Deed

FROM: Douglas Bray and Virginia Bray, husband and wife

TO: Wouter Sanders and Nicole M Miller, 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.

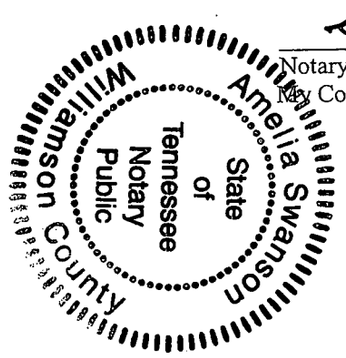
3. Pursuant to the provisions of *Tennessee Code Annotated*, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

Griffin Dunham, Affiant

Sworn to and subscribed before me this 29th day of January, 2016.

Notary Public
My Commission Expires: 5/27/2018



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 **29th** day of **January, 2016.**

GRANTOR(S)

Douglas Bray by Griffin Dunham, his Attorney-in-Fact

Virginia Bray by Griffin Dunham 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 **Douglas Bray and Virginia Bray** 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 **29th** day of **January, 2016.**

Amelia Swanson Notary Public State of Tennessee Williamson County

Notary Public
My Commission Expires: 5/27/2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named **Griffin Dunham** 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 Bray and Virginia Bray,** as Attorney-in-Fact, as the free Act and Deed of the said Principal(s).

Witness my hand and official seal on this the **29th** day of **January, 2016.**

Notary Public
My Commission Expires: 5/27/2019

Amelia Swanson Notary Public State of Tennessee Williamson County