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

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Kayley Elizabeth Hill 403 Cleves Street, Old Hickory, TN 37138	Renasant Bank 2001 Park Place N. Ste 1450 Birmingham, AL 35203	44-11-146.00

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. MIS-23662

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $124,900.00

Kayley Elizabeth Hill
Affiant

BILL GARRETT, Davidson County
Trans:T20160009584 DEEDWARR
Recvd: 02/04/16 10:36 3 pgs
Fees:18.00 Taxes:462.13
20160204-0010835

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

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

Notary Public

My Commission Expires: _____
(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 **Robert V. Zachar, an unmarried man and Perry Sanborn, an unmarried woman, as joint tenants with rights of survivorship,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Kayley Elizabeth Hill and Matthew Hill, 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 the 4th Civil District of Davidson County, Tennessee, being Lot No. 7 on the Plan of the Village of Old Hickory, Section A, as of record in Book 1424, page 68, 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 Robert V. Zachar, an unmarried man and Perry Sanborn, an unmarried woman, as joint tenants with rights of survivorship by Quitclaim Deed from Robert V. Zachar, an unmarried man, dated October 21, 2015, recorded October 29, 2015, of record in Instrument No. 20151029-0110001, Register's Office for Davidson County, Tennessee, and further, being the same property conveyed to Robert V. Zachar, an unmarried man by Warranty Deed dated March 29, 2012, recorded April 3, 2012, of record in Instrument No. 20120403-0028000, said Register's Office.

This is ☒ Improved OR ☐ Unimproved property located at: **403 Cleves Street, Old Hickory, TN 37138**

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 Robert V. Zachar, by Perry Sanborn pursuant to a Power of Attorney executed by Robert V. Zachar on January 14, 2016, of record in Instrument No. 20160204-0010834, 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 **29th** day of **January, 2016.**

GRANTOR(S)

Robert V. Zachar by Perry Sanborn, Attorney-in-Fact his attorney-in-fact

Perry Sanborn

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 **Perry Sanborn** 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.**

Notary Public
My Commission Expires:

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named **Perry Sanborn** 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 **Robert V. Zachar,** 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:

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

EXHIBIT "A"
To
Warranty Deed

FROM: Robert V. Zachar, an unmarried man and Perry Sanborn, an unmarried woman, as joint tenants with rights of survivorship

TO: Kayley Elizabeth Hill and Matthew Hill, wife and husband

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.

Perry Sanborn, Affiant

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

Notary Public
My Commission Expires:

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