BILL GARRETT, Davidson County
Trans:T20160016359 DEEDWARR
Recvd: 02/29/16 12:29 9 pgs
Fees:48.00 Taxes:3.70
20160229-0018931

2/26/16

This Document prepared by:
Jeanie Campbell
15051 Loc Loman Ln
Anchorage AK 99516

Return / ☑ document, ☑ tax Statements / to:
Anna B Campbell
151 Jelinek Pl
Anchorage AK 99504

2/26/16

WARRANTY DEED

WARRANTY DEED, made this 25 day of February , 2016 , by and between:
Lonnie T Campbell and Archibald C. Campbell
151 Jelinek Pl
Anchorage AK 99504

("Grantor"), and
Anna B. Campbell as her sola and separate property, whose address is:
151 Jelinek Pl
Anchorage AK 99504

("Grantee")
THE GRANTOR, for and in consideration of the sum of: $10.00
TEN DOLLARS

2/26/16

The receipt and sufficiency of which is hereby acknowledged and received, and for other good and valuable consideration, does hereby grant, bargain, sell and convey unto the grantee his/her heirs and assigns, the following described premises located in the County of
State of Tennessee, legally described as follows:
BEING A RESERVED LOT SHOWN ON THE PLAT OF GENEIVA HEIGHTS AS RECORDED IN PLAT BOOK 1026, PAGE 53 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND MORE ACCURATELY DESCRIBED IN EXHIBIT A

2/26/16

Derivation of Title:
Being the same property conveyed to Lonnie T and Archibald C Campbell, a father and son, by deed of warranty dated, 7/30/1984 and recorded 8/6/1984 in the office for Davidson County Registry of deeds in book 6353 page 633.

Property address: 0 McGavock Pike Nashville TN 37216

Tax parcel ID#: 07208004300

TO HAVE AND TO HOLD the said premises, with its appurtenances unto the said Grantee his/her heirs and assigns forever. Grantors covenant with the Grantee that the Grantors are now seized in fee simple absolute of said premises; that the Grantors have full power to convey same; that the same is free from all encumbrances excepting those set forth above; that the Grantee shall enjoy the same without any lawful disturbance; that the Grantors will, on demand, execute and deliver to the Grantee, at the expense of the Grantors, any further assurance of the same that may be reasonably required, and, with the exceptions set forth above, that the Grantors warrant to the Grantee and will defend for him/her all the said premises against every person lawfully claiming all or any interest in same, subject to real property taxes accrued by not yet due and payable and any other covenants, conditions, easements, rights of way, laws and restrictions of record.

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

Signature: Lonnie T Campbell by POA Signature: _____

Print name: Lonnie T Campbell by POA Anna B Campbell Print name: _____

Capacity: Grantor Capacity: _____

Signature: Archibald C Campbell Signature: _____

Print name: Archibald C Campbell Print name: _____

Capacity: Grantor Capacity: _____

STATE OF Alaska)

~~**COUNTY OF**~~ 3rd Judicial District) ss:

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Anna B Campbell signing by POA and Archibald C Campbell _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to be person(s) within named and that I executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 25th day of February, 2016.

Notary Signature: _____

Printed Name: Vanbasten Maulingcar

My Commission Expires: 06/17

Notary Public
VANBASTEN MAULINGCAR
State of Alaska
My Commission Expires June 1, 2017

Oath of Consideration

I, or we, hereby swear or affirm that ~~to the best of affiant's knowledge, information, and belief~~ the actual consideration for this transfer is $1000.00

ABC 2/26/16

Anna B Campbell

Affiant 1

Affiant 2

Affiant 3

Affiant 4

STATE OF ~~TENNESSEE~~ Alaska }

~~COUNTY OF~~ 3rd Judicial District

Subscribed and sworn before me this 25th, day of February, 2016.

Notary Public:

My commission expires: 06/17

Notary Public
VANBASTEN MAULINGCAR
State of Alaska
My Commission Expires June 1, 2017

The following information is not a part of this Deed

Property Address:
0 McGavock Pike Nashville TN 37216

Owner's Name and Address:
Anna B Campbell 151 Jelinek Pl Anchorage AK 99504

Parcel Number: 07208004300

Mail Tax Bills to (If different than return document to):

Exhibit A

2/26/16

Complete Legal Address per Plat 1026 page 53:

BEGINNING AT A POINT IN THE SOUTHERLY MARGIN OF McGAVOCK PIKE, SAID POINT BEING THE NORTHEASTERLY CORNER OF THE PROPERTY CONVEYED TO CHARLES A. WHEELER JR. AND WIFE, ALICE THORNE WHEELER, AS RECORDED IN BOOK 2154, PAGE 123, REGISTER'S OFFICE FOR SUMNER COUNTY TENNESSEE; THENCE SOUTH 31° 05' EAST 320.00 FEET TO THE NORTHEASTERLY CORNER OF LOT NO. 26; THENCE WITH THE NORTHERLY MARGIN OF LOT NO. 26 SOUTH 58° 39' 30" WEST 96.18 FEET; THENCE NORTH 31° 45' WEST 320.00 FEET TO THE SOUTHERLY MARGIN OF McGAVOCK PIKE; THENCE WITH SAID MARGIN OF McGAVOCK PIKE NORTH 58° 39' 30" EAST 100.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.72 ACRES, MORE OR LESS.

2/26/16

BEING PART OF THE SAME PROPERTY CONVEYED TO CHARLES A. WHEELER, JR AND WIFE , ALICE THORNE WHEELER BY DEED FROM TOM P.HUSBAND AND WIFE ADDIE BELLE HUSBAND, OF RECORD IN BOOK 2154, PAGE 123, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

Pursuant to AS 13.26.338 - 13.26.353, I, LONNIE T. CAMPBELL, of 151 JELINEK PLACE, ANCHORAGE, AK 99504, a legal resident of Anchorage, Alaska, have made, constituted and appointed, and by these presents do hereby make, constitute and appoint my wife, ANNA B. CAMPBELL, of 151 JELINEK PLACE, ANCHORAGE, AK 99504, as my agent and attorney-in fact. My agent shall have the power to act in my name, place and stead, on my behalf, and for my use and benefit, with power as follows:

I.

To exercise or perform all and every, present and future act, power, right or obligation whatsoever proper or necessary to be done and to conduct, manage and control all my business and my real and personal property, wherever it is located, as my said attorney may deem for my best interest, and to execute and acknowledge any and all instruments necessary or proper to carry out the foregoing powers, hereby releasing all third persons from responsibility for my said attorney's acts and commissions and hereby ratifying and confirming all my said attorney in fact, alternates and substitutions lawfully do or cause to be done pursuant to this general power of attorney.

II.

To take possession of, manage, administer, operate, maintain, improve and control all my property, real and personal, to insure and keep the same insured and to pay any and all taxes, charges and assessments that may be levied or imposed upon any thereof.

III.

To collect and receive any money (including, but not limited to, social security and other private or government pension, retirement benefits), property, debts, or claims whatsoever, as belonging to me and to give receipts, acquittance or other sufficient discharge for any of the same.

IV.

To make expenditures for my care, support, maintenance and reasonable comforts.

V.

To make investment and changes of investment in such income bearing securities, including common and preferred stocks of corporations, or other property, real or personal, as in my said attorney's discretion seem prudent and to sell, transfer and deliver any such security owned by me.

VI.

To pay my debts and other obligations, to sue upon, defend, compromise, submit to arbitration or adjust any controversies in which I may be interested, and to act in my name in any complaints, proceedings or suits with all the powers I would possess if personally present and under no legal disability.

VII.

To bargain for, buy and deal in property, and goods of every description.

VIII.

To grant, sell, mortgage, pledge, consign, lease, exchange and in any and every manner deal in and with my property, both real and personal, including any rights of homestead.

IX.

To conduct, engage in, and transact any and all lawful business of whatever nature or kind for me, on my behalf, and in my name.

X.

To advance funds on my behalf and to borrow any sums of money which are deemed necessary, on such terms and at a reasonable rate of interest, as to my said attorney may seem proper and to give security for the repayment of the same.

XI.

To make and deliver any conveyances, contracts, covenants, and any and all or other instruments, undertakings, or agreements, either orally, or in writing, of whatever kind and nature which in my said attorney's discretion are deemed to be for my best interest.

XII.

To sign, endorse, sell, discount, deliver and deposit checks, drafts, notes and negotiable instruments and to accept drafts.

XIII.

To appear and vote for me in person or as my proxy at any corporate or other meetings.

XIV.

To have access to any safety deposit box which has been rented in my name or in the name of myself and any other person or persons.

XV.

To withdraw any monies deposited with any bank, mutual savings bank or savings and loan association in my name or in the name of my self and any other person or persons and generally to do any business with any such financial institution on my behalf.

XVI.

To appoint and substitute for self, agents or attorneys to perform any or all of the above duties and thereafter to revoke such authority as my said attorney deems advisable.

XVII.

To authorize and execute consent for any and all medical and hospital care and treatment, including major surgery, deemed necessary by a duly licensed physician selected by my Attorney-in-Fact for the health and well-being of myself.

XVIII.

In the event that a court decides that it is necessary to appoint a guardian or conservator for me, I hereby nominate my attorney-in-fact, ANNA B. CAMPBELL, of 151 JELINEK PLACE, ANCHORAGE, AK 99504, to be considered by the court for appointment to serve as my guardian or conservator, or in any similar representative capacity.

XVIII.

To do the aforementioned acts upon such terms and conditions as may be determined in good faith to be in my best interest.

Duration of Power of Attorney: Perpetual.

The rights, powers and authority of my said attorney herein granted commence and are in full force and effect from the date signed and shall remain in full force and effect thereafter until terminated or revoked by written notice. Pursuant to A.S. 13.26.325, this General Power of Attorney is not affected by disability, or subsequent disability of the principal.

General Provisions:

All persons relying on this General Power of Attorney shall not be required to inquire as to any circumstances of the issuance, endorsement, or use of any instrument signed in accordance with the foregoing authority, or the deposition of such instrument or the proceedings thereof.

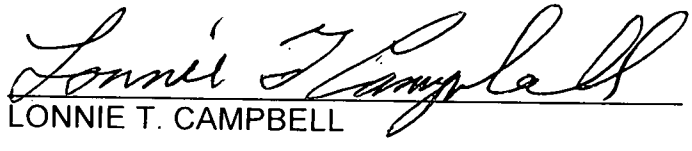
As to the persons relying on this General Power of Attorney, I agree for myself and my legal representatives to indemnify the persons against any loss or damage that they may sustain through relying on the authority of this agency during or after termination thereof, by operation of law or otherwise, including the period before any actual notice of such termination is received by them and such of their departments, branches, offices and correspondents as may be concerned.

Pursuant to Alaska Statutes 13.26.338 – 13.26.353, I am familiar with the provisions therein, and the powers of my attorney herein described shall be exercisable by my said attorney on my behalf notwithstanding that I may become legally disabled or incompetent.

NOTICE TO THIRD PARTIES

A third party who relies on the reasonable representations of an attorney-in-fact as to a matter relating to a power granted by a properly executed statutory power of attorney does not incur any liability to the principal or to the principal's heirs, assigns, or estate as a result of permitting the attorney-in-fact to exercise the authority granted by the power of attorney. A third party who fails to honor a properly executed statutory form power of attorney may be liable to the principal, the attorney-in-fact, the principal heirs, assigns, or estate for a civil penalty, plus damages, costs, and fees associated with the failure to comply with the statutory form power of attorney. If the power of attorney is one which becomes effective upon the disability of the principal, the disability of the principal is established by an affidavit, as required by law.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 19th day of May, 2015.

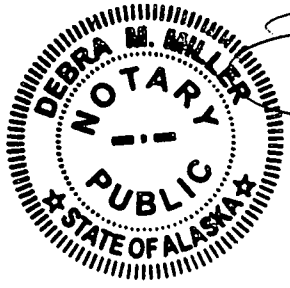


LONNIE T. CAMPBELL

STATE OF ALASKA)
) ss.
THIRD JUDICIAL DISTRICT)

THIS IS TO CERTIFY that on the 19th day of May, 2015, before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn as such, personally appeared LONNIE T. CAMPBELL, known to me and to me known to be the individual described in and who executed the foregoing instrument, and he acknowledged to me that he signed and sealed the same freely and voluntarily for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above written.



Notary Public in and for the State of Alaska
My Commission Expires: 10/01/2015