BILL GARRETT, Davidson County
Trans:T20160050007 DEEDWARR
Recvd: 06/13/16 15:51 3 pgs
Fees:18.00 Taxes:1628.00
20160613-0059849

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M16-1245

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Charles P. Yezbak, III 2910 Woodlawn Drive Nashville, TN 37215	New owner	117-2-15.00

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN 37203
File No. M16-1245

STATE OF TENNESSEE
COUNTY OF DAVIDON
The actual consideration or value, whichever is greater, for this transfer is $440,000.00

Affiant

Subscribed and sworn to before me, this the 7th day of June, 2016.

Notary Public

My Commission Expires:
(Affix Seal)

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

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 **Stephen C. Bannister, an unmarried individual,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Charles P. Yezbak, III, married,** 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. 5 and the northerly 17 feet of Lot No. 4 of Block One, on the Map of E. L. Hampton's Subdivision of the Stokes Tract, as of record in Book 974, page 24, Register's Office for said County.

Said Lot No. 5 and part of Lot No. 4 front together 137 feet on the westerly side of Woodlawn Avenue and run back 241 feet on the northerly line and 200 feet more or less on the southerly line, to a dead line in the rear, on which they measure 117 feet more or less.

Being the same property conveyed to Judith E. Swagler by Quitclaim Deed from Thomas J. Swagler, dated November 15, 1979, recorded November 20, 1979, of record in Book 5533, page 43, Register's Office for Davidson County, Tennessee, and further, being the same property conveyed to Thomas J. Swagler and wife, Judith E. Swagler by Warranty Deed from Verley Archer, unmarried, dated July 20, 1977, recorded July 27, 1977, of record in Book 5176, page 15, said Register's Office. The said Judith E. Swagler aka Judith E. Bannister, having since died intestate on August 23, 1997, property passing to her husband and heir at law, Stephen C. Bannister.

This is ☒ Improved OR ☐ Unimproved property located at: **2910 Woodlawn Drive, Nashville, TN 37215**

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 Stephen C. Bannister, by Christopher M. Corriveau pursuant to a Power of Attorney executed by Stephen C. Bannister on April 25, 2016, of record in Instrument No. 20160613-0059840, 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 **7th** day of **June, 2016.**

GRANTOR(S)

Stephen C. Bannister by C.M.C., attorney in fact

Stephen C. Bannister by Christopher M. Corriveau,
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 **Christopher M. Corriveau** 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 **Stephen C. Bannister,** as Attorney-in-Fact, as the free Act and Deed of the said Principal(s).

Witness my hand and official seal on this the **7th** day of **June, 2016.**

Jessica Lascelle

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: Stephen C. Bannister, an unmarried individual

TO: Charles P. Yezbak, married

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.

Christopher M. Corriveau, Affiant

Sworn to and subscribed before me this 7th day of June, 2016.

Notary Public
My Commission Expires:

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