BILL GARRETT, Davidson County
Trans:T20160066223 DEEDWARR
Recvd: 08/02/16 09:32 3 pgs
Fees:18.00 Taxes:982.35
20160802-0079473

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M16-1884

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jeremy Bruce Mayfield Lena Brock Floyd 587 Huntington Pkwy Nashville, TN 37211	Interlinc Mortgage Services, LLC 10613 W Sam Houston Pkwy., Suite 200 Houston, TX 77064	161 11 0 071.00

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $265,500.00

Affiant

Subscribed and sworn to before me, this the 25th day of July, 2016.

Notary Public

My Commission Expires: 3/30/18
(Affix Seal)

APRIL D. WIDEMAN STATE OF TENNESSEE NOTARY PUBLIC 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 **Thomas Leahy, an unmarried individual,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Jeremy Bruce Mayfield and wife, Jesse F. Mayfield and Lena Brock Floyd, an unmarried woman,** 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. 379 on the Plan of Section Three, Huntington Park, of record in Book 4460, 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 Thomas Leahy, unmarried by Quitclaim Deed from Kevin Whitmore, unmarried, dated July 1, 2016, recorded July 8, 2016, of record in Instrument No. 20160708-0069947, Register's Office for Davidson County, Tennessee, and further, being the same property conveyed to Kevin Whitmore, unmarried and Thomas Leahy, unmarried, tenants in common with right of survivorship by Warranty Deed from Jared James-Robert Ribble, married, dated April 15, 2011, recorded May 4, 2011, of record in Instrument No. 20110504-0034147, said Register's Office.

This is ☒ Improved OR ☐ Unimproved property located at: **587 Huntington Pkwy, 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 Thomas Leahy, by Christopher M. Corrirveau pursuant to a Power of Attorney executed by Thomas Leahy on _____, of record in Instrument No. 20160802-0079472, 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 **25th** day of **July, 2016.**

GRANTOR(S)

Thomas Leahy by C. Corriveau, his attny-in-fact

Thomas Leahy by Christopher M. Corriveau, his
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 **Thomas Lehay,** as Attorney-in-Fact, as the free Act and Deed of the said Principal(s).

Witness my hand and official seal on this the **25th** day of **July, 2016.**

Deborah Bissell

Notary Public
My Commission Expires:
4-28-19

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires APRIL 28, 2019

EXHIBIT "A"
To
Warranty Deed

FROM: Thomas Leahy, an unmarried individual

TO: Jeremy Bruce Mayfield and wife, Jesse F. Mayfield and Lena Brock Floyd, an unmarried woman

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 25th day of July, 2016.

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires APRIL 28, 2019

Notary Public
My Commission Expires:
4-28-19