BILL GARRETT, Davidson County
Trans:T20160085258 DEEDWARR
Recvd: 09/28/16 13:05 7 pgs
Fees:38.00 Taxes:703.00
20160928-0102270

THIS INSTRUMENT WAS PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File No.: M165376

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $190,000.00

Affiant

Subscribed and sworn to before me, this the 26th day of September, 2016.

AMANDA VAUGHN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 5/5/2020

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Frank Maxwell, III Martha Frances Maxwell 1209 Hawkins Street Nashville, TN 37203	New Owner	92-2-187.00

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, **Esther W. Neal, an unmarried woman**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Frank Maxwell, III and Martha Frances Maxwell, husband and wife**, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Tract I:

Being Lot No. 61, Block 3 on the Map Subdivision of Hefferman Place, as of record in Book 161, Page 138, Register's Office for Davidson County, Tennessee.

Included in the above description but expressly excluded wherefrom is that portion conveyed to the State of Tennessee Department of Highways of record in Book 4104, Page 117, said Register's Office.

Tract II:

Being Lot No. 62, Block 3 on the Map Subdivision of Hefferman Place, as of record in Book 161, Page 138, Register's Office for Davidson County, Tennessee.

Included in the above description but expressly excluded wherefrom is that portion conveyed to the State of Tennessee Department of Highways of record in Book 4127, Page 399, said Register's Office.

Tract III:

Being Lot No. 63, Block 3 on the Map Subdivision of Hefferman Place, as of record in Book 161, Page 138, Register's Office for Davidson County, Tennessee.

Included in the above description but expressly excluded wherefrom is that portion conveyed to the State of Tennessee Department of Highways of record in Book 4214, Page 491, said Register's Office.

Being the same property conveyed to Esther W. Neal a unmarried woman by Warranty Deed from Joseph Lee Perry a unmarried man, recorded on the 21st day of March, 2002 in Instrument No. 20020321-0034879, as re-recorded in Instrument No. 20030527-0071198, in the Register's Office of Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: 2602 Alameda Street, Nashville, TN 37208

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 the 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 was executed on behalf of Esther W. Neal, by Keith Neal pursuant to the Power of Attorney executed by Esther W. Neal on May 18, 2016 and attached hereto as Exhibit "B". The affidavit of said Attorney in Fact is attached as Exhibit "A" to this 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 26th day of September, 2016.

Esther W. Neal,
by Keith Neal, her 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 Keith Neal pursuant to the Power of Attorney executed by Esther W. Neal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the execution of the within instrument on behalf of Esther W. Neal, as Attorney in Fact, as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 26th day of September, 2016.

Notary Public
My Commission Expires: 3/5/2020

AMANDA VAUGHN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"
TO Warranty Deed
From: Esther W. Neal
To: Frank Maxwell III and Martha Frances Maxwell

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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 capacity.

Further the Affiant Saith not.

Affiant

WITNESS my hand and seal at office this 26th day of September, 2016.

AMANDA VAUGHN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 5/5/2020

EXHIBIT "B"

POWER OF ATTORNEY

KNOWN ALL MEN BY THESE PRESENTS, that I, **ESTHER WOODSON NEAL** of 112 East Fairview Drive, Nashville, TN 37218 have made, constitute and appointed, and do hereby make, constitute and appoint my son, Keith Neal of 405 Vailview Drive Nashville, TN 37207, my true and lawful attorney for me and in my name and on my behalf to:

Receive and receipt for any and all sums of money or payments due to become due to me;

Deposit in my name in any bank or banks, satisfactory to my said attorney, any and all monies collected and received by me; and to withdraw such funds at any time by check, draft, or order;

Pay any and all bills, accounts, claims, and demands, or make compromises thereof, now or hereafter payable by me;

Transact all business, make, execute, and acknowledge all types and forms of contracts, orders, deeds, bills of sale, writings and instruments, which may be requisite or proper to effectuate any matter or thing pertaining to or belonging to me, including the right to invest or reinvest any funds or securities or evidence of indebtedness owned by me, in any type of security deemed advisable by my attorney, to transfer such securities by endorsement, or otherwise;

Sell, pledge, or mortgage any of my property, real, personal, or mixed, and to receive the proceeds of any such sale, pledge, or mortgage and to disburse any such proceeds without condition or limitation;

Execute, renew, or extend promissory notes in my name with or without collateral, and to negotiate or re-negotiate the terms of such notes; with power to give a power of sale of collateral in the event of default under the terms of such notes;

Endorse for redemption and receive cash proceeds from any United States Government securities owned by me, to execute any forms, receipts, or releases which may be required by any fiscal agent of the United States Government;

Vote any stock or other corporate interests which I may own, either in person or by proxy;

Collect rentals, and if such rentals are in default, to take any and all steps which may be necessary to obtain possession or any other rights available to me;

Receive and receipt for royalties or any other type of benefit payments arising out of the lease of land or any mineral or other interests therein;

Receive cash and endorse checks, notes, and accept drafts and deposit all of such proceeds to my credit, and to draw checks in my name upon any bank accounts or savings accounts;

Deal with all matters of insurance coverage upon any real estate which I may own, and to take any and all action necessary, proper, or desirable which my attorney, in her discretion, may decide to take;

Execute proofs of loss and receive and receipt for any insurance payments, whether accident, health, fire, casualty, or other type of insurance;

Execute leases for any period of time and upon any terms and conditions which my attorney may consider advisable;

Execute and deliver in my name deeds containing covenants of general warranty to any real estate which I may own or in which I may have an interest and execute mortgages or deeds of trust containing powers of sale upon any such real property or interests therein;

Complete or enter into any contracts for the sale or lease of real estate, including oil, gas, coal, limestone, or other royalty or lease contracts or division orders, unitization agreements, boundary or easement agreements, or any other type of contract related to real estate or interests therein;

Satisfy any mortgages or deeds of trust which may be required;

Enter safe deposit boxes;

Execute in my name and on my behalf any and all reports, returns, extensions, claims, waivers, settlements, pleadings, orders and any and all other agreements, contracts, documents, or papers which may be necessary, desirable, or advisable, in the exercise of her discretion, to be filed with the Treasury Department, the Internal Revenue Service, the Tax Court of the United States, the United States District Court, the United States Court of Claims, the Department of Justice, the United States Court of Appeals, and any other related Department, Board, Agency, or Court, or the successors to any of these having supervision, administration, or jurisdiction over any matters relating to taxation under the income tax laws or any other of the laws or regulations of the United States of America, or of its Departments as aforesaid; and in furtherance thereof, my said attorney is hereby given the right to select and appoint an attorney or attorneys and an accountant or accountants to appear and represent me in any such matter, proceeding, or court upon the forms prescribed by said Department, Division, or Court; and

Execute and file pleadings in my name in Courts of the United States and of the State of Tennessee, or of any other state in any litigation in which I appear or should

appear as either a party plaintiff or a party defendant, and to pass upon the content of such pleadings, including the right to pursue any such litigation to judgment and through appeal procedures if deemed advisable by him, or to terminate any such litigation upon any terms which he may consider desirable, and in connection with such litigation, to engage the services of attorneys in my name and on my behalf, and to agree upon their compensation, to be paid out of my assets.

All with the same force and effect, and to all intents and purposes as though I were personally present and acting for myself, and I do hereby ratify and confirm whatsoever my said attorney shall do by authority hereof.

It is the express purpose and intent of this power of attorney to create a durable power of attorney to my said attorney named above, without restriction or limitation, and the specification of particular matters hereinabove enumerated is not to be construed as a limitation upon the general power intended to be hereby extended to my said attorney nor shall this power of attorney be limited as to time.

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_____ 1. I expressly direct that this power of attorney shall be effective immediately upon the signing and notarizing of this document.

OR

_____ 2. I expressly direct that this power of attorney shall become effective only upon my disability or incapacity, either mental or physical.

And I, Esther Woodson Neal, do hereby ratify and confirm all whatsoever that my said attorney shall do, or cause to be done, by virtue of this power of attorney.

IN WITNESS WHEREOF, I have hereunto set my hand this the 18 day of May, 2016.

X

Esther Woodson Neal

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, ESTHER WOODSON NEAL, with whom I am personally acquainted or was proven to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 18th day of May, 2016.

NOTARY PUBLIC
My commission expires: 26 January 2020

TAMARA R. MARTIN-RADLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY