THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 16089076** J ANDERSON STATE TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018	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 4th day of October, 2016. Notary Public My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20160087517 DEEDWARR
Recvd: 10/05/16 09:26 8 pgs
Fees:43.00 Taxes:703.00
20161005-0104996

WARRANTY DEED

Address New Owner: Charles Lawrence Fenner and Erin Malone Brooks 1906 Chet Atkins Pl #606 Nashville, TN 37212	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 103-15-0B-043.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ann G. Brooks, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Charles Lawrence Fenner, unmarried and Erin Malone Brooks, unmarried, as joint tenants with right of survivorship**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 43 on the Plan of Lion's Head Condominium Apartments of record in Book 5200, Page 82, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Lion's head Condominium, a horizontal property regime established by Master Deed of record in Book 5340, Page 70, corrected in Book 5342, Page 683, said Register's Office.

Being the same property conveyed to ANN G. BROOKS, A SINGLE PERSON, by deed from DON A. THOMPSON AND WIFE, JOY W. THOMPSON, of record in Book 6274, page 66 , dated April 16, 1984 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2017 and subsequent years for Map-Par. 103-15-0B-043.00 CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Book 5200, Page 82, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in the Master Deed For Lion's Head Condominium of record in book 5340, Page 70, corrected in Book 5342, Page 683, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6909, Page 212, and in Book 7196, Page 827, said Register's Office.

Right-of-Way Agreement of record in Book 3969, Page 788, said Register's Office.

Easement to the Electric Power Board of the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4889, Page 140, said Register's Office.

Overhead Line Easement of record in Book 4995, Page 32, said Register's Office. Agreement For Grant of Easement for Conservation Greenway of record in Instrument No. 20040728-0090473, said Register's Office.

Grant of Easement to Comcast of Nashville I, LLC of record in Instrument No. 20120521-0043889, said Register's Office.

Transmission Line Easement of record in Instrument No. 20150831-0087898, said Register's Office.

Easement for sewer line of record in Book 3224, Page 527, and in Book 3376,

This is improved property located at 4487 Post Place #43 Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 4th day of October, 2016.

Ann G. Brooks by Stephen Ronald Brooks her attorney-in-fact

Ann G. Brooks by Stephen Ronald Brooks,
her Attorney-in-Fact
See attached Exhibit A

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Stephen Ronald Brooks with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact for Ann G. Brooks, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 4th day of October, 2016.

Kate Rosenthal

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

EXHIBIT A

I certify that this is a true and exact copy of the original document executed in connection with this transaction
By: [signature]
Chapman & Rosenthal Title, Inc.

This Instrument Prepared By:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

DURABLE GENERAL POWER OF ATTORNEY

1. Appointment.

I, Ann G. Brooks, of Davidson County, Tennessee, hereby make, constitute and appoint my son, Stephen Ronald Brooks, as my true and lawful Attorney-in-Fact (my "Attorney").

2. Powers.

My Attorney in my name, place and stead shall have full power to perform the following acts set forth below, in addition to such powers my Attorney may have at law or otherwise, and without the necessity of procuring any judicial authorization therefor, or approval thereof:

(a) Collect and receive all sums of money which are due to me by any person, partnership (limited or general), limited liability company, corporation or governmental agency and initiate legal proceedings to collect same if necessary;

(b) Deposit any moneys or checks belonging or due to me and withdraw funds from any checking and savings accounts and certificates which I may have at any bank, savings and loan association, credit union or other financial institution;

(c) Transact all my banking business at any bank or banks, make and withdraw deposits, enter lock boxes, open and close accounts, draw and endorse checks, make and give guaranties of payment or performance, and draw, make and endorse promissory notes, drafts, bills of exchange and any other negotiable instruments;

(d) Pay from any monies, property and accounts at any financial institution any indebtedness of mine, including taxes;

(e) Borrow money upon such terms and conditions as my Attorney deems proper, including the right to borrow on or surrender for its cash value any life insurance or annuity contract that I may own without the approval of the beneficiary.

(f) Ask, demand, sue for, collect, recover and receive all sums of

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money, debts, dues, accounts, interest, dividends, annuities, merchandise and demands whatsoever, as are now, or shall hereafter become due, owing, payable or belonging to me, and have, use and take all lawful ways and means in my name or otherwise for the recovery thereof, and compromise and agree for the same or otherwise discharge the same for me and in my name upon such terms and conditions as my Attorney shall think fit;

(g) Receive, accept and acknowledge on my behalf any and all funds and other property of every nature to which I may be entitled as a beneficiary, legatee or heir-at-law with respect to the estate of any decedent;

(h) Bargain, contract, agree for, buy, sell, mortgage, encumber, hypothecate and in any and every way and means deal in and with real property, goods, services, merchandise, commodities, bonds, stocks, securities, choses in action and other property in possession or in action and release mortgages or other encumbrances on lands or chattels all upon such terms and conditions as my Attorney shall think fit;

(i) Bargain, lease, contract, agree for, purchase, sell, convey, receive, mortgage, take and release lands and all interest therein and execute and deliver all deeds, deeds of trust and other assurances of title upon such terms and conditions and under such covenants as my Attorney shall think fit;

(j) Execute and deliver all necessary deeds, contracts, bills of sale, leases, mortgages and other instruments to buy, sell, lease, transfer, mortgage, pledge, release and otherwise convey property of any kind;

(k) Transact all insurance business in my behalf, exercise incidents of ownership (except on policies owned by me on the life of the Attorney), apply for or continue policies, collect profits, file claims, make demands, enter into compromise and settlement agreements, file suits or actions and take any other action necessary or proper in this regard; provided that no incidents of ownership shall be exercised in favor of my Attorney;

(l) Transact, conduct and operate any business on my behalf, vote any shares of stock owned by me in any corporation or in any mutual fund, execute proxies and waivers, receive and receipt for any

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benefits accruing to me from the ownership of any investment or business interest and generally do anything and everything necessary and proper for the furtherance, promotion and protection of any interest in any business or any investment owned by me;

(m) Bring or defend an action in my name in courts 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.

(n) Prepare, sign and file income tax returns, both state and federal, for any year and pay the amount of tax that is due;

(o) Provide funds for my care at any hospital, nursing home or other medical facility and with any doctor and nurse and execute any contracts, releases and claims that may be necessary or advisable;

(p) Deliver any property, real or personal, to the trustee of any living trust which I may have created during my life, even though said trust may have been unfunded or nominally funded, which is for the benefit of me; or

(q) If no trust exists, employ any bank or trust company having capital and surplus of $5,000,000 or more as managing agent, deliver any property, real or personal, to the agent and delegate to the agent full power and authority to manage said property, disburse income and principal for the benefit of me and exercise all other powers herein granted to my Attorney but this subparagraph shall in no way limit the authority of my Attorney in the event of my incapacity or disability.

(r) Sign, seal, execute, deliver and acknowledge such instruments in writing of whatever kind or character as may be proper for me and in my name and as my act and deed;

(s) Exercise any of the powers enumerated in Tennessee Code Annotated Section 34-6-109, which powers are hereby incorporated herein by reference as fully as if set forth herein verbatim;

(t) Notwithstanding the provisions of Tennessee Code Annotated Section 34-6-108(c), my Attorney is expressly empowered to:

(i) Make gifts, grants, or other transfers without consideration to my descendants and their spouses in annual

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amounts up to but not in excess of the annual gift tax exclusion then allowed under the Internal Revenue Code and provided that in the opinion of my Attorney, I have adequate funds remaining for my medical care, support and welfare and continue to make contributions to my church and other charitable organizations to which I have existing pledges or to which I have contributed in the two years preceding the execution of the Power of Attorney;

(ii) Exercise any powers of revocation, amendment, or appointment which I may have over the income or principal of any trust; provided, however, no such power shall be exercised by my Attorney in favor of my Attorney;

(iii) Act on my behalf in connection with any fiduciary position held by me including the power to renounce or resign such position;

(iv) Change beneficiary designations on any death benefits payable on account of my death from any life insurance policy, employee benefit plan, or individual retirement account; provided, however, that no such change shall be effected by my Attorney in favor of my Attorney;

(v) Change, add or delete any right of survivorship designation on any property, real or personal, to which I hold title, alone or with others; provided, however, that this power shall not be exercised in favor of my Attorney;

(vi) Renounce or disclaim any property or interest in property or powers to which I may become entitled, whether by gift or testate or intestate succession;

(vii) Exercise any right, or refuse, release or abandon any right, to claim an elective share in any estate or under any will;

(u) Exercise, do or perform any act, right, power, duty or obligation whatsoever that I now have or may acquire the legal right, power or capacity to exercise, do or perform in connection with, arising out of, or relating to, any person, item, thing, transaction, business, property, real or personal, tangible or intangible, or matter

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whatsoever.

(u) Create and/or terminate any revocable trust and transfer any property owned by me to or from any revocable trust.

(v) Perform any other acts that may be necessary or advisable, in the opinion of my Attorney, under the broad and general grant of authority given herein, even if not specified in detail above, for the benefit and protection of me and for the protection, management, sale and transfer of my property. I grant my Attorney full power and authority to do and perform each and every act and thing whatsoever requisite, necessary and proper to be done in the exercise of any of the rights and powers herein granted, as fully to all intents and purposes as I might or could do if personally present, with full power of substitution or revocation, hereby ratifying and confirming all that my Attorney, or a duly authorized substitute or substitutes, shall lawfully do or cause to be done by virtue of this Power of Attorney and the rights and powers herein granted.

3. Revocation.

I may revoke this Power of Attorney at any time by written instrument delivered to my Attorney and recorded in the Registers Office for the county of my residence.

4. Durability.

I am fully competent and sui juris at this time and I declare that it is my intention and direction that this Power of Attorney shall not be revoked by operation of law if I subsequently suffer a mental or physical debility. No person, corporation or agency dealing with said Attorney shall be required to question the acts and authority of my Attorney unless such party has actual knowledge that I have revoked this Power of Attorney. Any party may rely on a photocopy of this instrument which is certified as being in effect by my Attorney.

IN WITNESS WHEREOF, I hereunto set my hand at Nashville, Tennessee, on the 7 day of August, 2013.

Ann G. Brooks

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Ann G. Brooks, the within named Bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal in Nashville, Tennessee, this 7 day of August, 2013.

NOTARY PUBLIC

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014