Davidson County DEEDWARR
Recvd: 11/29/16 14:28 3 pgs
Fees:18.00 Taxes:562.40
20161129-0125230

THIS INSTRUMENT WAS PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File No.: M165546

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $152,000.00

Affiant

HALE E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me, this the 22 day of November, 2016.

Notary Public
My Commission Expires: 7/8/19

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jeanine Beckle 500 Cedarhill Ct. Antioch, TN 37013	Franklin Synergy Bank 722 Columbia Ave. Franklin, TN 37064	161-16-0-006.00

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, **Joshua Aaron Wood**, a married individual hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Jeanine Beckle, a single 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. 9 on the Plan of Dreamland Estates, Section 4, of record in Book 6900, Page 188, Registers Office of said County, to which reference is hereby made for a more particular description.

Being the same property conveyed to Joshua Aaron Wood, a single man by Warranty Deed from Brandon McDonald, married, recorded on the 14th day of January, 2009 in Instrument No. 20090114-0003511, in the Register's Office of Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: 500 Cedarhill Court, Antioch, TN 37013

The subject property is neither the principal residence of Grantor nor his spouse or any dependent.

This conveyance is made subject to (1) Property taxes for the year 2017 a lien not yet due and payable. Said taxes for 2016 have been prorated between the parties as of the date of this instrument, with the GRANTEE paying their prorated share thereof to the GRANTOR 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 Joshua Aaron Wood, by Christopher M. Corriveau pursuant to the Power of Attorney executed by Joshua Aaron Wood on October 19, 2016, of record in Instrument No. 20161129-0125229, Register's Office for Davidson County, Tennessee. 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 22nd day of November, 2016.

Joshua Aaron Wood by his attorney-in-fact
Joshua Aaron Wood 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 pursuant to the Power of Attorney executed by Joshua Aaron Wood, 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 Joshua Aaron Wood, as Attorney in Fact, as the free Act and Deed of the said Principal(s).

WITNESS my hand and seal at office this 22 day of November, 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

EXHIBIT "A"
TO Warranty Deed
From: Joshua Aaron Wood
To: Jeanine Beckle

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.

C. M
Affiant

WITNESS my hand and seal at office this 22 day of November, 2016.

Deborah L. 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

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Julie Coone
Notary's Signature

My commission expires: 5-24-17

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.