This instrument prepared by:
THOMAS N. JONES
Attorney at Law
Thomas N. Jones & Associates
339 Main Street, Suite 100
Franklin, TN 37064
Attn: Leigh Anne Sailors
File #23488.2016

Davidson County DEEDWARR
Recvd: 12/21/16 15:27 10 pgs
Fees:53.00 Taxes:851.00
20161221-0134451

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Jerry Harris Henrietta Harris 8934 Sawyer Brown Rd. Nashville, TN 37221	Same	142 09 O H 051.00co

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees and other good and valuable considerations, the receipt of which is hereby acknowledged, **we, Mary C. Bruce and Deborah Bruce Witt (now known as Deborah Bruce King)**, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **Jerry W. Harris and wife, Henrietta Harris** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee being Unit No. 8934 together with the carport designated as No. 8934 in River Plantation, Section IX, Phase II-D, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee as shown on the Plat of River Plantation, Section IX, Phase II-D, Condominium Apartments, recorded in Book 7900, Page 520, Register's Office of Davidson County, Tennessee and described in Master Deed recorded in Book 8061, Page 341 and further described in annexation document of record in Book 8844, Page 642 and as amended in Book 8975, Page 89, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Richard D. Bruce and wife, Mary C. Bruce and Deborah Bruce Witt as tenants in common with the rights of survivorship by Quitclaim Deed dated March 8, 2002 from Diane K. Mann, Trustee and being of record in Instrument Number 20020326-0036234, Register's Office of Davidson County, Tennessee.
**The said Richard D. Bruce having since become deceased – see attached Death Certificate.

SUBJECT TO THE FOLLOWING:

1. 2016 property taxes are a lien and are now due and payable and are being paid simultaneously with the recording of this instrument.
2. Any and all building and zoning regulations of City, County and State.
3. Any and all easements which may affect the within described property.
4. The Charter of River Plantation homeowners association of record in Book 7402, Page 591 and Instrument Number 20041105-0133835, said Register's Office.
5. Restrictive Covenants and By Laws for River Plantation homeowners association of record in Book 7389, Page 924, said Register's Office.
6. Master Deed and By Laws of River Plantation in Book 8061, Page 341, Book 8844, Page 642, Book 8975, Page 89, Book 9326, Page 713 and Instrument Number 20041124-0140994, said Register's Office.
7. Any and all notes, matters and easements as shown on Plat Book 7900, Page 519 and Page 520, said Register's Office.

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 and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND we 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.

This is improved property is known as: 8934 Sawyer Brown Road, Nashville, Tennessee 37221.

Executed on this 8th day of December, 2016.

Mary C. Bruce

Mary C. Bruce

By: Deborah Bruce King

Deborah Bruce King

~~POA of record in Inst #~~
~~XXXXXXXXXXXXXXXX~~
~~SEE ATTACHED POA FOR~~ MARY
~~RODCXTN~~ BRUCE ATTACHED
~~XXXXXXXXX~~ AS EXHIBIT A

Deborah Bruce King

Deborah Bruce King

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, Notary Public of said County and State, Deborah Bruce King, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand this 8th day of December, 2016.

LEIGH ANNE SAILORS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires: 8-11-18

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public within and for the State and County aforesaid, personally appeared Deborah Bruce King, to me known or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument on behalf of Mary C. Bruce, and further acknowledged that she executed same as the free act and deed of Mary C. Bruce.

Witness my hand this 8th day of December, 2016.

LEIGH ANNE SAILORS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

NOTARY PUBLIC

My Commission Expires: 8-11-18

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I, Deborah Bruce King, being first duly sworn and having executed the above instrument as attorney-in-fact for Mary C. Bruce, the principal, pursuant to a [durable] power of attorney granted to me, hereby state in accordance with Section 34-6-105(c), Tenn. Code Ann., that I did not have at the time of my execution of this above instrument [my exercise of such power] actual knowledge of the termination of such power by revocation or of the principal's death.

Witness my hand this 8th day of December, 2016.

Deborah Bruce King

Sworn to and subscribed before me this 8th day of December, 2016.

NOTARY PUBLIC

LEIGH ANNE SAILORS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 8-11-18

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $230,000.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 8th day of December, 2016.

Notary Public

LEIGH ANNE SAILORS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 8-11-18

Exhibit A

This Instrument Was Prepared By:
Alden H. Smith, Jr.
Farris, Warfield & Kanaday, Nineteenth Floor
Third National Financial Center
424 Church Street
Nashville, Tennessee 37219
(615) 244-5200

DURABLE POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that I, Mary Chambers Bruce, by these presents do hereby make, constitute and appoint Deborah Bruce Witt, my true lawful attorney and my Agent, for me and in my name, place and stead and for my benefit. I hereby revoke all prior Powers of Attorney given by me to anyone.

1. I hereby incorporate by reference all powers authorized in Section Three of Public Chapter No. 197, Acts of the Tennessee Legislature (1991), being part of the Uniform Durable Power of Attorney Act, codified at T.C.A. § 34-6-101 et seq.

2. In addition to the foregoing powers, I further authorize my attorney in fact to do the following:

> to execute a revocable trust agreement with such trustee or trustees as my Agent shall select, which trust shall provide that all income and principal shall be paid to me, to some person for my benefit or applied for my benefit in such amounts as I or my Agent shall request or as the trustee or trustees shall determine, and that on my death any remaining income and principal shall be paid to my personal representative, and that the trust may be revoked or amended by me or my Agent at any time and from time to time; provided, however, that any amendment by my Agent must be such that by law or under the provisions of this instrument such amendment could have been included in the original trust agreement; to deliver and convey any or all of my assets to the trustee or trustees thereof; add any or all of my assets to such a trust already in existence at the time of the creation of this instrument or created by me at any time thereafter, and for the purpose of funding any trust, to enter and remove any of my cash or property from any safe-deposit box of mine (whether the box is registered in my name alone or jointly with one or more other persons);

3. I hereby give and grant to my said Agent full power and authority to do and perform all and every act and thing whatsoever necessary to be done in the premises, as fully to all intents and purposes as I might or could do if personally present, hereby ratifying and confirming all that my said Agent may do pursuant to this power. A photocopy of this instrument shall be given full effect.

If Deborah Bruce Witt shall be unable or unwilling to serve or continue to serve as my Agent for any reason, then I appoint Gilbert L. Witt as substitute Agent to serve with the same powers. The resignation of my original Agent may be evidenced by an instrument in writing delivered to my successor named above. The incapacity of my original Agent may be determined by a written statement of my Agent's attending physician delivered to any successor Agent.

Pursuant to Tennessee Code Annotated Sections 34-6-101 et seq., this Power of Attorney shall remain in full force and effect, regardless of my subsequent disability or incapacity.

IN WITNESS WHEREOF, I have executed this instrument on the 17th day of September, 1993.

Mary Chambers Bruce
Mary Chambers Bruce

STATE OF TENNESSEE)
COUNTY OF Shelby)

Personally appeared before me, Mary Chambers Bruce, a Notary Public of said County and State, Mary Chambers Bruce, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 17th day of September, 1993.

Edith M. Nelson
Notary Public

My Commission Expires: June 18, 1996

POWERS INCORPORATED UNDER T.C.A. § 34-6-101 et seq.

1. Generally to do, sign, or perform in the principal's name, place, and stead any act, deed, matter, or thing whatsoever, that ought to be done, signed, or performed, or that, in the opinion of the attorney in fact ought to be done, signed, or performed in and about the premises, of every nature and kind whatsoever, to all intents and purposes whatsoever, as fully and effectually as the principal could do if personally present and acting. The enumeration of specific powers hereunder shall not in any way limit the general powers conferred herein.

2. To receive from or disburse to any source whatever monies through checking or savings or other accounts or otherwise, to endorse, sign and issue checks, withdrawal receipts, or any other instrument, and to open or close any accounts in the principal's name alone or jointly with any other person.

3. To buy, sell, lease, alter, maintain, pledge, or in any way deal with real and personal property and sign each instrument necessary or advisable to complete any real or personal property transaction, including but not limited to, deeds, deeds of trust, closing statements, options, notes, and bills of sale.

4. To make, sign, and file each income, gift, property, or any other tax return or declaration required by the United States or any state, county, municipality or other legally constituted authority.

5. To acquire, maintain, cancel, or in any manner deal with any policy of life, accident, disability, hospitalization, medical or casualty insurance, and to prosecute each claim for benefits due under any policy.

6. To provide for the support and protection of the principal, or of his spouse, or of any minor child of the principal or of his spouse dependent upon the principal, including, without limitation, provision for food, lodging, housing, medical services, recreation, and travel.

7. To have free and private access to any safe deposit box in the principal's individual name, alone or with others, in any bank, including authority to have it drilled, with full right to deposit and withdraw therefrom or to give full discharge therefor.

8. To receive and give receipt for any money or other obligation due or to become due to the principal from the United States of America, or any agency or subdivision thereof, and to act as representative payee for any payment to which the principal may be entitled, and to effect redemption of any bond or other security wherein the United States of America, or any agency or subdivision thereof, is the obligor or payor, and to give full discharge therefor.

9. To contract for or employ agents, accountants, advisors, attorneys, and others for services in connection with the performance of the principal's attorney in fact of any powers herein.

10. To buy United States Government bonds redeemable at par in payment of any United States estate taxes imposed at principal's death.

11. To borrow money for any of the purposes described herein, and to secure such borrowings in such manner as the principal's attorney in fact shall deem appropriate, and to use any credit card held in the principal's name for any of the purposes described herein.

12. To establish, utilize, and terminate checking and savings accounts, money market accounts, and agency accounts with financial institutions of all kinds, including securities brokers and corporate fiduciaries.

13. To invest or reinvest each item of money or other property and to lend money or property upon such terms and conditions and with such security as the principal's attorney in fact may deem appropriate, or to renew, extend, or modify loans, all in accordance with the fiduciary standards of Section 35-3-117.

14. To engage in and transact any and all lawful business of whatever nature or kind for the principal and in the principal's name, whether as partner, joint venturer, stockholder, or in any other manner or form, and to vote any stock or enter voting trusts.

15. To pay dues to any club or organization to which the principal belongs, and to make charitable contributions in fulfillment of any charitable pledge made by the principal.

16. To transfer any property owned by the principal to any revocable trust created by the principal with provisions for the principal's care and support.

17. To sue, defend, or compromise suits and legal actions, and to employ counsel in connection with the same, including the power to seek a declaratory judgment interpreting this power of attorney, or a mandatory injunction requiring compliance with the instructions of the principal's attorney in fact, or actual and punitive damages against any person failing or refusing to follow the instructions of the principal's attorney in fact.

18. To reimburse the attorney in fact or others for all reasonable costs and expenses actually incurred and paid by such person on behalf of the principal.

19. To create, contribute to, borrow from, and otherwise deal with an employee benefit plan or individual retirement account for the principal's benefits; to select any payment option under any employee benefit plan or individual retirement account in which the principal is a participant or to change options the principal has selected; to make "roll-overs" of plan benefits into other retirement plans; and to apply for and receive payments and benefits.

20. To execute other power of attorney forms on behalf of the principal which may be required by the Internal Revenue Service, financial or brokerage institutions, or others, naming the attorney in fact hereunder as attorney in fact for the principal on such additional forms.

21. To request, receive and review any information, verbal or written, regarding the principal's personal affairs or the principal's physical or mental health, including legal, medical, and hospital records; to execute any releases or other documents that may be required in order to obtain such information; and to disclose such information to such persons, organizations, firms or corporations as the principal's attorney in fact shall deem appropriate.

22. To make advance arrangements for the principal's funeral and burial, including the purchase of a burial plot and marker, if the principal has not already done so.

STATE OF TENNESSEE
Office of Vital Records

C501369

TENNESSEE DEPARTMENT OF HEALTH
CERTIFICATE OF DEATH

2005 010252

TYPE/PRINT IN PERMANENT BLACK INK FOR INSTRUCTIONS SEE HANDBOOK

DECEDENT

1. DECEDENT'S NAME (First Middle Last): RICHARD DAKE BRUCE
2. SEX: MALE
3. DATE: MARCH 5, 2005
4. SOCIAL SECURITY NUMBER: [redacted]-5724
5a. AGE LAST BIRTHDAY (Yrs.): 85
5b. UNDER 1 YEAR MOS / DAYS
5c. UNDER 1 DAY HOURS / MIN
6. DATE OF BIRTH (Month Day Year): NOV 8, 1919
7. BIRTHPLACE (City and State or Foreign Country): NASHVILLE, TN
8. WAS DECEDENT EVER IN U.S. ARMED FORCES? 1 [X] Yes 2 [ ] No
9a. PLACE OF DEATH (Check only one): HOSPITAL 1 [X] Inpatient 2 [ ] ER/Outpatient 3 [ ] DOA; OTHER 4 [ ] Nursing Home 5 [ ] Residence 6 [ ] Other (Specify)
9b. FACILITY NAME (If not institution give street and number): VA TN VALLEY HEALTHCARE 090
9c. CITY TOWN OR LOCATION OF DEATH: NASHVILLE
9d. COUNTY OF DEATH: DAVIDSON
10. MARITAL STATUS (Married, Never Married, Widowed, Divorced) (Specify): MARRIED
11. SURVIVING SPOUSE (If wife give maiden name): MARY ELIZA CHAMBERS
12a. DECEDENT'S USUAL OCCUPATION (Give kind of work done during most of working life. Do not use retired): EXECUTIVE
12b. KIND OF BUSINESS/INDUSTRY: TRUCKING BUSINESS
13a. RESIDENCE STATE: TENNESSEE
13b. COUNTY: DAVIDSON
13c. CITY TOWN OR LOCATION: NASHVILLE
13d. STREET AND NUMBER OR RURAL LOCATION: 8934 SAWYER BROWN ROAD
CENSUS TRACT
13e. INSIDE CITY LIMITS? 1 [X] Yes 2 [ ] No
13f. ZIP CODE: 37221
14. WAS DECEDENT OF HISPANIC ORIGIN? (Specify Yes or No. If yes specify Cuban, Mexican, Puerto Rican, etc.) [ ] Yes [XX] No
15. RACE (American Indian, Black, White, etc.) (Specify): WHITE
16. DECEDENT'S EDUCATION (Specify only highest grade completed): Elementary/Secondary (0-12): 4; College (1 or more): 04

NAME OF DECEDENT (To be filled in by physician or med. exam.)

PARENTS

17. FATHER'S NAME (First Middle Last): WILLIAM SHANNON BRUCE, SR
18. MOTHER'S NAME (First Middle Maiden Surname): ADA MOODY

INFORMANT

19a. INFORMANT'S NAME (Type/Print): VA TN VALLEY HEALTHCARE SYSTEM
19b. RELATIONSHIP TO DECEASED: VA FILE
19c. MAILING ADDRESS (Street and Number or Rural Route Number, City or Town, State, Zip Code): 1310 24th AVE SOUTH, NASHVILLE, TN 37212

DISPOSITION

20a. METHOD OF DISPOSITION: 1 [XX] Burial 2 [ ] Cremation 3 [ ] Removal from State 4 [ ] Donation 5 [ ] Other (Specify)
20b. PLACE OF DISPOSITION (Name of cemetery, crematory, or other place): MAPLEWOOD CEMETERY
20c. LOCATION (City or Town, State): PULASKI, TN
21a. SIGNATURE OF FUNERAL DIRECTOR: ▶ OMMER B EVERSON
21b. LICENSE NUMBER OF FUNERAL DIRECTOR: 4884
21c. SIGNATURE OF EMBALMER: ▶ ALFRED E KNIGHT, III
21d. LICENSE NUMBER OF EMBALMER: 4934
22a. NAME AND ADDRESS OF FUNERAL HOME: WOODLAWN FUNERAL HOME, 660 THOMPSON LN , NASHVILLE, TN 37204
22b. LICENSE NUMBER OF FUNERAL HOME: 933

REGISTRAR

23. REGISTRAR'S SIGNATURE: ▶ [signature]
24. DATE FILED (Month Day Year): March 15, 2005

CERTIFIER

25a. PHYSICIAN: To the best of my knowledge, death occurred at the time, date, and place, and due to the cause(s) and manner as stated
1 [ ] SIGNATURE AND TITLE OF PHYSICIAN ▶ [signature]
25b. LICENSE NUMBER: MD0000021839
25c. DATE SIGNED (Month Day Year): 3/11/05
26a. MEDICAL EXAMINER: On the basis of examination and/or investigation, in my opinion, death occurred at the time, and place, and due to the cause(s) and manner as stated
2 [ ] SIGNATURE AND TITLE OF MEDICAL EXAMINER ▶
26b. LICENSE NUMBER:
26c. DATE SIGNED (Month Day Year):

PHYSICIAN OR MEDICAL EXAMINER EXECUTING CERTIFICATE MUST COMPLETE AND SIGN MEDICAL CERTIFI

27. NAME AND ADDRESS OF CERTIFIER (PHYSICIAN OR MEDICAL EXAMINER) (Type/Print): JANE HOWARD, M D 1310 24th AVE. SOUTH, NASHVILLE, TN 37212

8275145

I hereby certify the above to be a true and correct representation of the record or document on file in this department. This certified copy is valid only when printed on security paper showing the red embossed seal of the Tennessee Department of Health. Alteration or erasure voids this certification. Reproduction of this document is prohibited.

Tennessee Code Annotated 68-3-101 et seq., Vital Records Act of 1977.

R. Benton McDonough, JD
STATE REGISTRAR

John J. Dreyzehner, MD, MPH, FACOEM
COMMISSIONER

8275145

Date Issued Oct-23-2015

THE GREAT SEAL OF THE STATE OF TENNESSEE XVI AGRICULTURE COMMERCE 1796 TENNESSEE

DEPARTMENT OF HEALTH XVI AGRICULTURE COMMERCE TENNESSEE

CERTIFICATION OF VITAL RECORD

I, Thomas N. Jones, 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.

THOMAS N. JONES

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Leigh Anne Sailors, a notary public for this county and state, Thomas N. Jones, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

NOTARY PUBLIC

My Commission Expires: 8-11-18

