Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

16-0571

BILL GARRETT, Davidson County
Trans:T20160112961 DEEDWARR
Recvd: 12/22/16 11:16 3 pgs
Fees:18.00 Taxes:1028.23
20161222-0134739

THIS INSTRUMENT WAS PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File No.: M165796

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is $277,900.00

Affiant

Subscribed and sworn to before me, this the 20th day of December, 2016.

Notary Public
My Commission Expires: 9-6-20

TONY THOMAS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON
MY COMMISSION EXPIRES:

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Patricia A Gregory 5040 Megan Drive Hermitage, TN 37076	Peoples Home Equity INC 5205 Maryland way, STE 100 Brentwood, TN 37922	98-13-D-14.00

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, **Thomas Cardwell West, III, an unmarried man**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Patricia A Gregory, 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. 14 on the Plan of Windsong Subdivision, as shown by plat of record in Instrument No. 20001122-0115313, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Thomas Cardwell West, III, an unmarried man, by Warranty Deed from Brian J. O'Connell, unmarried, dated November 25, 2014, of record in Instrument No. 20141201-0110033, Register's Office for Davidson County, Tennessee.

Thomas Cardwell West, III, is one in the same person as Thomas C. West, III.

This is ☒ Improved OR ☐ Unimproved property located at: 5040 Megan Drive, Hermitage, TN 37076

This conveyance is made subject to (1) Property taxes for the year 2017 a lien not yet due and payable. The 2016 property taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying her prorated share thereof to the Grantor who was 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 Thomas Cardwell West, III, by Debra West pursuant to the Power of Attorney executed by Debra West on December 16, 2016, of record in Instrument No. 20161216-0132489, 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 20th day of December, 2016.

Thomas C. West III by Debra West attorney in fact
Thomas Cardwell West, III
by Debra West, his Attorney in Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public in and for said County and State, the within named Debra West pursuant to the Power of Attorney executed by Thomas Cardwell West, III, 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 Thomas Cardwell West, IIIt, as Attorney in Fact, as the free Act and Deed of the said Principal

WITNESS my hand and seal at office this 20th day of December, 2016.

C.M.
Notary Public
My Commission Expires: _____

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

EXHIBIT "A"
TO Warranty Deed
From: Thomas Cardwell West, III
To: Patricia A Gregory

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

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 20th day of December, 2016.

Notary Public
My Commission Expires:

C.M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR 7, 2017