File Box 8

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20170009566 DEEDWARR
Recvd: 02/01/17 14:39 6 pgs
Fees:33.00 Taxes:521.70
20170201-0010856

W & I Ref: (RF) Title No.: 58736

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Mark Horwitz 617 Pierpoint Drive Nashville, TN 37207	Finance of America 300 Welsh Road, Bldg. 5 Horsham, PA 19044

TAX MAP PARCEL NUMBERS: 07004002000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$141,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Malinda L. Grant, Calvin Sneed, Sonya Sneed, Yolanda Osburne, Monica Johnson, Monica Braden Porter and Courtney Braden, as devisees and Joy M. Sims as Executrix, under the Last Will and Testament of Malissa Louise Johnson**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Mark Horwitz, unmarried,** hereinafter called the **Grantee**, Grantee's 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 Lot No. 38 on the Plan of Haynes Heights, Section II, as of record in Book 2331, pages 58 and 59, Register's Office for said County.

Said lot fronts 110 feet on the southerly side of Francis Street now known as Pierpoint Drive and runs back 207.8 feet on the easterly line and 119.1 feet on the westerly line to a dead line in the rear on which it measures 126.8 feet.

Being the same property conveyed to Ephraim Crutcher and wife, Malissa Crutcher by Warranty Deed from Clinton Derricks and wife, Amanda Derricks, dated October 5, 1964 and recorded on October 9, 1964 of record in Book 3820, page 417, Register's Office for Davidson County, Tennessee. By Final Decree of record in Book 4932, page 724 and Book 6505, page 681, said Register's Office. Subject property was vested in Malissa Louise Crutcher pursuant to the terms of the Final Decree No. 77885, in the Third Circuit Court of Davidson County, Tennessee. Said Final Decree restored the maiden name of the said Malissa Louise Crutcher to Malissa Louise Johnson. The said Malissa Louise Johnson has since died. The Last Will and Testament of Malissa Louise Johnson of record in Docket No. 15P1125, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, appointed Jay M. Sims, as Executrix, and devised subject property to Malinda L. Grant, Calvin Sneed, Sonya Sneed, Yolanda Osburne, Monica Johnson, Monica Braden Porter and Courtney Braden.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2017, and subsequent years; The Plan, with Owner's Certificate, of record in Book 2331, page 58 and 59, said Register's Office, which Plan shows a 60 foot minimum building setback line from Francis Street now known as Pierpoint Drive, and a 10 foot easement for public utility purposes along the rear line of said lot.
Subject to any debts and inheritance taxes as may be due by reason of the death of Malissa Louise Johnson.

This instrument is executed on behalf of Monica Braden Porter by Courtney Braden pursuant to a Power of Attorney executed by her on the 27th day of December, 2016, of record in Instrument No. 20170201-0010854, 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.

This instrument is executed on behalf of Sonya Sneed by Calvin Sneed pursuant to a Power of Attorney executed by her on the 30th day of December, 2016, of record in Instrument No. 20170201-0010855, 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.

This instrument is executed on behalf of Monica Johnson by Cecelia Johnson pursuant to a Power of Attorney executed by her on the 30th day of January, 2017, of record in Instrument No. 20170201-0010853 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.

This is improved property, known as 617 Pierpoint Drive, Nashville, TN 37207

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 31st day of January, 2017.

Estate of Malissa Johnson
By:
Joy M. Sims, Executrix

Malinda L. Grant

Calvin Sneed

Sonya Sneed by Attorney-In-Fact, Calvin Sneed

Yolanda Osburne

Monica Johnson by Cecelia Johnson, Attorney-In-Fact

Monica Braden Porter by Courtney Braden, Attorney-In-Fact

Courtney Braden

State of Tennessee

County of Davidson

On this 31st day of January, 2017, before me the undersigned authority, personally appeared **Joy M. Sims, Executrix**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. VAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires: _____

State of Tennessee
County of Davidson

On this 31st day of January, 2017, before me the undersigned authority, personally appeared **Yolanda Osburne**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: 11/3/2020

GREGORY POLZIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

State of Tennessee
County of Davidson

On this 31st day of January, 2017, before me the undersigned authority, personally appeared **Malinda L. Grant**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

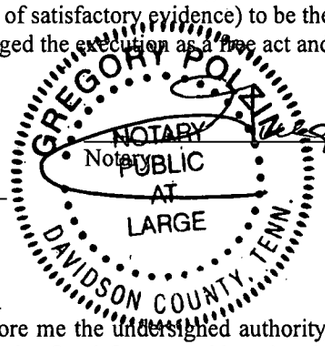
Notary

My Commission Expires: 11/3/2020

GREGORY POLZIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

State of Tennessee
County of Davidson

On this 31st day of January, 2017, before me the undersigned authority, personally appeared **Calvin Sneed**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.



Notary

My Commission Expires: 11/3/2020

State of Tennessee
County of Davidson

On this 31st day of January, 2017, before me the undersigned authority, personally appeared **Courtney Braden**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.



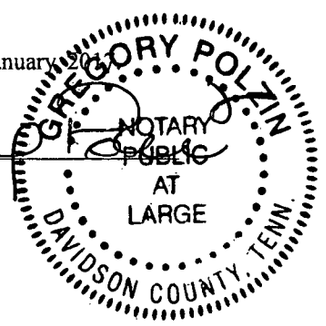
Notary

My Commission Expires:

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Calvin Sneed** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Sonya Sneed**, as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 31st day of January, 2017.



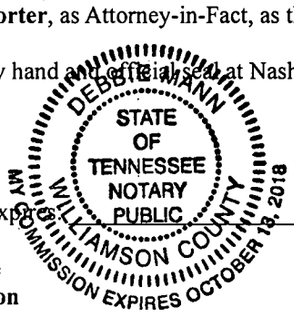
Notary

My Commission Expires: 11/3/2020

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Courtney Braden** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Monica Braden Porter**, as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 31st day of January, 2017.



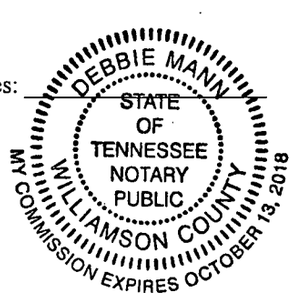
Notary

My Commission Expires:

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Cecelia Johnson** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Monica Johnson**, as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 31st day of January, 2017.



Notary

My Commission Expires:

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $141,000.00.

Rachel Fann
Affiant

Sworn and subscribed before me this 31st day of January, 2017.

Gregory Polzin
Notary

My Commission Expires: 11/3/2020

GREGORY POLZIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

EXHIBIT "A"

To
Warranty Deed

FROM: Estate of Malissa Johnson

TO: Mark Horwitz

State of Tennessee
County of Davidson

AFFIDAVIT

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 document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Calvin Sneed, Affiant

Sworn to and subscribed before me this 31st day of January, 2017.

Notary Public

My Commission Expires: 11/3/2020

GREGORY POLZIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

State of Tennessee
County of Davidson

AFFIDAVIT

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 document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Courtney Braden, Affiant

Sworn to and subscribed before me this 31st day of January, 2017.

Notary Public

My Commission Expires:

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018

AFFIDAVIT

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 document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Cecelia Johnson

Cecelia Johnson, Affiant

Sworn to and subscribed before me this 31st day of January, 2017.

Notary Public

My Commission Expires: 10/13/18

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018