BILL GARRETT, Davidson County
Trans: T20170017364 DEEDWARR
Recvd: 02/28/17 14:02 5 pgs
Fees: 28.00 Taxes: 888.00
20170228-0019857

# WARRANTY DEED

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of February, 2017

Notary Public

MY COMMISSION EXPIRES: 10-1-2020

(AFFIX SEAL)

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Sumner Title & Escrow, LLC, 131 Indian Lake Blvd, Suite 200, Hendersonville, TN 37075

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Daniel J. Brigham<br>Elise Joseph | Mortgage Investors Group | 072-12-0-105.00 |
| (NAME) | (NAME) | |
| 2201 Stratford Ave. | 8320 E. Walker Springs Lane #200 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37216 | Knoxville, TN 37923 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Olivia Ann Alexander, a widow and not remarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Daniel J. Brigham and Elise Joseph, husband and wife,** 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. 97 on the Plan of Dalewood, Section I, of record in Book 1424, Page 108, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 97 fronts 82 feet on the easterly side of Stratford Avenue and runs back between parallel lines 150 feet to a dead line.

BEING the same property conveyed to James E. Alexander and wife, Olivia Ann Alexander, by Warranty Deed from William H. Robertson and wife, Martha Phelps Robertson, dated March 11, 1959 and recorded March 18, 1959, in Book 2880, Page 537, Register's Office for Davidson County, Tennessee. The said James E. Alexander died on August 14, 1998, leaving Olivia Ann Alexander as the surviving tenant by the entirety.

See Exhibit "A" for Durable Power of Attorney.

unimproved ☐

This is improved ☑ property, known as 2201 Stratford Ave., Nashville, TN 37216

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hands this 27th day of February, 2017.

Olivia Ann Alexander, By Deborah Alexander Odle, Attorney-in-Fact

Olivia Ann Alexander
By: Deborah Alexander Odle, Attorney-in-Fact

Deborah Alexander Odle executed this instrument on behalf of Olivia Ann Alexander pursuant to a Power of Attorney of record in Instrument No.20160331-0030694, Register's Office for Davidson County, Tennessee.

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Deborah Alexander Odle with whom I am personally acquainted and who acknowledged that she executed the within instrument on behalf of Olivia Ann Alexander as her Attorney in Fact as the free act and deed of the within named Olivia Ann Alexander.

WITNESS my hand and seal this 27th day of February, 2017.

Jennifer A Hoffman

Notary Public
My Commission Expires: 6/18/19

JENNIFER A HOFFMAN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

File No.: 20171515

Exhibit A

BILL GARRETT, Davidson County
Trans:T20160026200 POA
Recvd: 03/31/16 14:52 3 pgs
Fees:17.00 Taxes:0.00
20160331-0030694

# DURABLE POWER OF ATTORNEY

KNOWN ALL MEN by these presents that I, ANN MORGAN ALEXANDER, the undersigned, of Davidson County, Tennessee do hereby make, constitute, and appoint my Daughter, DEBORAH ALEXANDER ODLE, of Hendersonville, as my true and lawful attorney in fact, for me and in my name, place and stead, and on my behalf. Further, I do hereby allow my Daughter, Deborah Alexander Odle to act in individual capacity for the purposes of enacting the powers enumerated below. THIS POWER OF ATTORNEY SHALL NOT BE AFFECTED BY SUBSEQUENT DISABILITY OR INCAPACITY OF THE PRINCIPAL.

1. To exercise or perform any act, power, duty, right or obligation whatsoever that I now have, or may hereafter acquire the legal right, power, or capacity to exercise or perform, in connection with, arising from, or relating to any person, item, transaction, thing, business, property, real or personal, tangible or intangible, or matter whatsoever;

2. To request, ask, demand, sue for, recover, collect, receive, hold, endorse, invest and possess all such sums of money, debts, dues, commercial paper, checks, drafts, accounts, deposits, legacies, bequests, devises, notes, interests, stock certificates, bonds, dividends, certificates of deposit, annuities, pension and retirement benefits, insurance benefits and proceeds, any and all documents of title, choses in action, personal and real property, intangible and tangible property and property rights, and demands whatsoever, liquidated or unliquidated, as now are, or shall hereafter become, owned by, or due, owing, payable, or belonging to, me or in which I have or may hereafter acquire interest, to have, use, and take all lawful means and equitable and legal remedies, procedures, and writs in my name for the collection and recovery thereof, and to adjust, sell, compromise, and agree for the same, and to make, execute, and deliver for me, on my behalf, and in my name, all endorsements, acquittances, releases, receipts, or other sufficient discharges for the same;

3. To contract to sell, lease, purchase, exchange, or acquire, and to agree, bargain, and contract for the sale, lease purchase, exchange, or acquisition of, and to accept, take, receive, and possess any real or personal property whatsoever, tangible or intangible, or interest therein, on such terms and conditions, and other such covenants as said attorney in fact shall deem proper;

4. To maintain, repair, improve, manage, insure, rent, lease, sell, convey, subject to liens, mortgages and deeds of trust, and hypothecate, and in any way or manner deal

with all or any part of any real or personal property whatsoever, tangible or intangible, or any interest therein, that I now own or may hereafter acquire, for me, in my behalf, and in my name and under such terms and conditions, and under such covenants, as said attorney in fact shall deem proper;

5. To conduct, engage in, and transact any and all lawful business of whatever nature or kind for me, on my behalf, and in my name;

6. To make, receive, sign, endorse, execute, acknowledge, deliver, and possess such applications, contracts of sale, agreements, options, covenants, conveyances, deeds, trust deeds, security agreements, bills of sale, leases, mortgages, assignments, insurance policies, bills of lading, warehouse receipts, documents of title, bills, bonds, debentures, checks, drafts, bills of exchange, letters of credit, notes, stock certificates, proxies, warrants, commercial paper, receipts, withdrawal receipts and deposit instruments relating to accounts or deposits, in, or certificates of deposit of, banks savings and loan or other institutions or associations, proofs of loss, evidences of debts, releases, and satisfaction of mortgages, liens, judgements, security agreements, and other debts and obligations and such other instruments in writing of whatever kind and nature as may be necessary or proper in the exercise of the rights and powers herein granted.

7. I grant to said attorney in fact full power and authority to do, take, and perform all and every act and thing whatsoever requisite, proper, or necessary to be done, in the exercise of any of the rights and powers herein granted, as full to all intents and purposes as I might or could do if personally present, and I hereby ratify and confirm all that said attorney in fact shall lawfully do or cause to be done by virtue of this power of attorney and the rights and power herein granted.

8. This instrument is to be construed and interpreted as a Durable Power of Attorney. The enumeration of specific items, rights, acts, or powers herein is not intended to, nor does it, limit or restrict, and is not to be construed or interpreted as limiting or restricting, the powers herein granted to said attorney in fact.

IN WITNESS WHEREOF, I have signed this Power of Attorney on this the 8th day of April, 1998.

Ann Morgan Alexander
ANN MORGAN ALEXANDER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for the foregoing State and County, the within named individual, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing Durable Power of Attorney for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 8 day of April, 1998.

NOTARY PUBLIC

(SEAL)

My Commission Expires: November 27, 1999

Prepared by:
Ann Alexander
2201 Stratford Ave.
Nashville, TN 37215