(3)

BILL GARRETT, Davidson County
Trans:T20170019405 DEEDWARR
Recvd: 03/07/17 09:33 3 pgs
Fees:18.00 Taxes:678.95
20170307-0022271

THIS INSTRUMENT WAS PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File No.: M175965

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $183,500.00

Affiant

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires AUG. 4, 2020

Subscribed and sworn to before me, this the 3 day of MARCH, 2017.

Notary Public
My Commission Expires: 8.4.20

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Joseph Hamrick and Katherine Hamrick 3916 West Valley Drive Nashville, TN 37211	NEW OWNER	148-09-0-120.00

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, **Daniel Colton Messick and Rachel Elisabeth Messick, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Joseph Hamrick and Katherine Hamrick, 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. 30 on the Plan of Section Four, Locustwood, of record in Plat Book 2330, Page 137, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Daniel Colton Messick and Rachel Elisabeth Messick, husband and wife, by Warranty Deed from Roger Dixon, unmarried, recorded on the 7th day of November, 2013 in Instrument No. 20131107-0115636, as corrected by Scrivener's Affidavit recorded at Instrument No. 20131227-0130433, in the Register's Office of Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: 3916 West Valley Drive, Nashville, TN 37211

This conveyance is made subject to (1) Property taxes for the year 2017 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTOR paying their prorated share thereof to the GRANTEE 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 DANIEL COLTON MESSICK AND RACHEL ELISABETH MESSICK, by CHRISTOPHER M. CORRIVEAU pursuant to the Power of Attorney executed by DANIEL COLTON MESSICK AND RACHEL ELISABETH MESSICK on 02/15/2017, of record in Instrument No 20170307-0022269 and in Instrument No 20170307-0022270, 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 3 day of MARCH, 2017.

Daniel Colton Messick, by
C.M.C., his Attorney-in-Fact

Daniel Colton Messick by
Christopher M. Corriveau, his Attorney-in-Fact

Rachel Elisabeth Messick, by
C.M.C., her Attorney-in-Fact

Rachel Elisabeth Messick, by
Christopher M. Corriveau, her 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 DANIEL COLTON MESSICK AND RACHEL ELISABETH MESSICK, 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 DANIEL COLTON MESSICK AND RACHEL ELISABETH MESSICK, as Attorney in Fact, as the free Act and Deed of the said Principal(s).

WITNESS my hand and seal at office this 3 day of MARCH, 2017.

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires APRIL 28, 2019

Deborah Bissell
Notary Public
My Commission Expires:
4-28-19

EXHIBIT "A"
TO Warranty Deed
From: Daniel Colton Messick and Rachel Elisabeth Messick
To: Joseph Hamrick and Katherine Hamrick

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.

Affiant- Christopher M. Corriveau

WITNESS my hand and seal at office this 3rd day of MARCH, 2017.

Notary Public
My Commission Expires:
4-28-19

DEBORAH L. BISSELL
STATE OF TENNESSEE
NOTARY PUBLIC
PERRY COUNTY
My Commission Expires APRIL 28, 2019