PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
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Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

Davidson County DEEDWARR
Recvd: 03/22/17 15:14 4 pgs
Fees:23.00 Taxes:1868.50
20170322-0028196

W & I Ref: (DM) Title No.: 58829

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Alonda Browning Wood Brent David Lautenschlegar 437 Cumberland Palce Nashville, TN 37215	Quicken Loans, Inc. 1050 Woodward Ave. Detroit, MI 48226-1906

TAX MAP PARCEL NUMBERS: 131060H03600CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$505,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John Kerndl, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Alonda Browning Wood and her husband, Brent David Lautenschlegar,** 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. 37 on the Plan of Village of Cherry Glen, Phase 3 of record in Book 9700, page 451, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to John Kerndl by Warranty Deed from Shannon Robert Kilkelly, unmarried, dated June 30, 2014 and recorded on July 10, 2014 of record in Instrument No. 20140710-0060864, Register's Office for Davidson County, Tennessee.

Mitzi Maddox Kerndl, spouse of John Kerndl, joins in this conveyance solely to convey any and all marital interest she may have in subject property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2017, and subsequent years; The Plan, with Owner's Certificate, of record in Book 9700, page 451, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 6517, page 522, Book 9882, page 739, Book 10318, page 92, Book 10594, page 695, Book 11186, page 932, Instrument No. 20011206-0134252, By Laws in Instrument No. 20000204-0011736, amended in Instrument No. 20000324-0030195, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This instrument is executed on behalf of Mitzi Maddox Kerndl by John Kerndl pursuant to a Power of Attorney executed by her on the 14th day of March, 2017, of record in Instrument No. _____, 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 437 Cumberland Place, Nashville, TN 37215

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 17 day of March, 2017

John Kerndl

Mitzi Maddox Kerndl by John Kerndl, Attorney-In-Fact

State of Michigan

County of Oakland

On this 20 day of March, 2017, before me the undersigned authority, personally appeared **John Kerndl**, 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.

VICKIE J. GENDRON NOTARY PUBLIC MONROE COUNTY, MI

Vickie J. Gendron
Notary

My Commission Expires: 4-26-18

VICKIE J. GENDRON
Notary Public, State of Michigan
County of Monroe
My Commission Expires Apr. 26, 2018
Acting in the County of Oakland

State of Michigan

County of Oakland

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **John Kerndl** 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 **Mitzi Maddox Kerndl**, 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 20 day of March, 20 17

Vickie J. Gendron
Notary

My Commission Expires: 4-26-18

VICKIE J. GENDRON
Notary Public, State of Michigan
County of Monroe
My Commission Expires Apr. 26, 2018
Acting in the County of Oakland

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: $505,000.00.

Affiant

Sworn and subscribed before me this 21st day of March, 2017.

Leigh Anne Sailors
Notary

My Commission Expires: 8-11-17

LEIGH ANNE SAILORS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

EXHIBIT "A"
To
Warranty Deed

FROM: John Kerndl

TO: Alonda Browning Wood and Brent David Lautenschlegar

State of Michigan

County of Oakland

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.

VICKIE J. GENDRON NOTARY PUBLIC MONROE COUNTY

John Kerndl, Affiant

Sworn to and subscribed before me this 20 day of March, 2017

Vickie J. Gendron
Notary Public

My Commission Expires: 4-26-18

VICKIE J. GENDRON
Notary Public, State of Michigan
County of Monroe
My Commission Expires Apr. 26, 2018
Acting in the County of Oakland

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

