Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

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:T20170024511 DEEDWARR
Recvd: 03/23/17 08:48 3 pgs
Fees:18.00 Taxes:953.68
20170323-0028301

W & I Ref: (DM) Title No.: 58832

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Sarah Zimmermann William J. Davis 1803 Sherwood Lane Nashville, TN 37216	New Owner

TAX MAP PARCEL NUMBERS: 07212022400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$257,751.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Leslie Rodriguez John McClure, as joint tenants with right of survivorship,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Sarah Zimmermann and William J. Davis*** 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:**

*as joint tenants with right of survivorship

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Sherwood Subdivision of record in Book 1424, page 51, Register's Office for said County.

Said Lot No. 6 fronts 75 feet on the easterly margin of Sherwood Lane and extended back 196.44 feet on the northerly line and 195.74 feet on the southerly line to a dead line in the rear, measuring 75 feet thereon.

Being the same property conveyed to Leslie Rodriguez and John McClure as joint tenants with right of survivorship by Warranty Deed from Sheryl Goforth Bracey and Sandra Goforth Arnold, surviving joint tenants, dated April 4, 2011 and recorded on April 11, 2011 of record in Instrument No. 20110411-0027685, Register's Office for Davidson County, Tennessee.

Javier Rodriguez, spouse of Leslie Rodriguez, joins in this conveyance solely to convey any and all marital interest in subject property.

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 1424, page 51, said Register's Office, which Plan shows a 35, foot minimum building setback line from Sherwood Lane, and a 10 foot easement for public utility purposes along the rear line(s) of said lot.

This instrument is executed on behalf of John McClure by Leslie Rodriguez pursuant to a Power of Attorney executed by him on the 27th day of January, 2017, of record in Instrument No. 20170323-0028299, 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 Javier Rodriguez by Leslie Rodriguez pursuant to a Power of Attorney executed by him on the 8th day of March, 2017, of record in Instrument No. 20170323-0028300, 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 1803 Sherwood Lane, Nashville, TN 37216

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 the 21st day of March, 2017

Leslie Rodriguez

John McClure by Leslie Rodriguez, Attorney-In-Fact

Javier Rodriguez by Leslie Rodriguez, Attorney-In-Fact

State of Tennessee

County of Davidson

On this 21st day of March, 2017, before me the undersigned authority, personally appeared **Leslie Rodriguez**, 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:

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

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, **Leslie Rodriguez** 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 **John McClure and Javier Rodriguez**, 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 21st day of March, 2017.

Notary

My Commission Expires:

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

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: $257,751.00.

Affiant

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

Notary

My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

EXHIBIT "A"

To

Warranty Deed

FROM: Leslie Rodriguez and John McClure

TO: Sarah Zimmermann and William J. Davis

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.

Leslie Rodriguez, Affiant

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

Notary Public

My Commission Expires: _____

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