PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
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Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans: T20170027257 DEEDWARR
Recvd: 03/31/17 10:55 3 pgs
Fees: 18.00 Taxes: 1054.50
20170331-0031519

W & I Ref: (DM) Title No.: 58813

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
GREGGORY J MACDONALD 2840 WILLIAMS FARM DRIVE DACULA, GA 30019	American Financial Resources 9 Sylvan Way Parsippany, NJ 07054

TAX MAP PARCEL NUMBERS: 08308003300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$285,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **David A. Howe, Jr., married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Greggory J. MacDonald, unmarried man,** 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 Rosebank Meadows, Phase Two of record in Book 9700, page 532, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to David A. Howe, Jr., by Warranty Deed from Anthony Camden Suggs and Mike Suggs, as tenants in common with right of survivorship, date June 6, 2014 and recorded on June 9, 2014 of record in Instrumnet No. 20140609-0049943, Register's Office for Davidson County, Tennessee.

Sara Tucker Howe, spouse of David A. Howe, Jr., 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 532, said Register's Office, which Plan shows a a 15 foot easement for public utility and drainage purposes along the northerly line(s) of said lot. And a 100 foot TVA easement across said lot.

This instrument is executed on behalf of Sara Tucker Howe by David A. Howe, Jr. pursuant to a Power of Attorney executed by her on the 22nd day of March, 2017, of record in Instrument No. 20170331-0031518, 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 924 Dalebrook Lane, Nashville, TN 37206

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 30th day of March, 2017.

David A. Howe Jr.
David A. Howe, Jr.

Sara Tucker Howe by David A. Howe Jr., Attorney in Fact
Sara Tucker Howe by David A. Howe, Jr., Attorney-In-Fact

State of Tennessee

County of Davidson

On this 30th day of March, 2017, before me the undersigned authority, personally appeared **David A. Howe, Jr.**, 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. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

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, **David A. Howe, Jr.** 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 **Sara Tucker Howe**, 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 30th day of March, 2017.

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

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: $285,000.00.

Affiant

Sworn and subscribed before me this 30th day of March, 2017.

Notary

My Commission Expires: _____

KARA L. WALL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-18-2018

EXHIBIT "A"

To
Warranty Deed

FROM: David A. Howe, Jr.

TO: Greggory J. MacDonald

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.

David A. Howe Jr.
David A. Howe, Jr., Affiant

Sworn to and subscribed before me this 30th day of March, 2017.

Notary Public

My Commission Expires: _____

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