This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

BILL GARRETT, Davidson County
Trans:T20170028308 DEEDWARR
Recvd: 04/04/17 11:23 2 pgs
Fees:13.00 Taxes:906.50
20170404-0032827

WARRANTY DEED

THIS INDENTURE made and entered into this 31st day of March, 2017, by and between Clyde T Denton Jr and Mary N Denton, Husband and Wife, party of the first part, and Elizabeth N Duer and Christopher S Jetter , both unmarried as tenants in common with full express right of survivorship, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of R.S. Gibson Subdivision, which is of record in Plat Book 6050, Page 197, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description of said lot.

Being all or part of the same property conveyed to Clyde T. Denton and Mary N. Denton by virtue of that certain Warranty Deed dated October 26, 1988, and being of record at Instrument No. Book 7690, Page 469 in the Register's Office of Davidson County, Tennessee. Power of Attorney of record in Instrument Number 20170404-0032826, for Davidson County, Tennessee.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, except for year 2017 Davidson County real property taxes, being a lien not yet due and payable; 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Clyde T Denton Jr

Mary N Denton by Clyde T Denton, Jr.,
Attorney in Fact
Clyde T Denton Jr
attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Clyde T Denton Jr, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 31 day of March, 2017.

Notary Public

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9-10-18

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31 day of March, 2017, before me personally appeared Clyde T Denton, Jr., to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Mary N. Denton, and who acknowledged that he executed the same as the free act and deed of Mary N. Denton.

WITNESS my hand and official seal at office this 31 day of March, 2017.

Notary Public

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9-10-18

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Clyde T Denton, Jr. being first duly sworn, makes oath in accordance with T.C.A. Section 34-6-105(c), that he did not have at the time of the exercise of the powers of attorney actual knowledge of the termination of the power by revocation or of the death of Mary N. Denton (person who didn't come), the principal.

This 31 day of March, 2017.

Clyde T Denton Jr

Sworn to and subscribed before me by Clyde T Denton, Jr. this 31 day of March, 2017.

Notary Public

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires 9/2018

Property Owner & Address:	Elizabeth N Duer and Christopher S Jetter 210 Belding Drive Nashville, TN 37214
Tax Parcel No	08511006300
Property Address:	210 Belding Drive Nashville, TN 37214
MAIL TAX BILLS TO:	Caliber Home Loans, Inc. 3701 Regent Blvd., Ste 180 Irving, TX 75063

STATE OF Tennessee
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $245,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 31st day of March, 2017.

Notary Public

My Commission Expires: 5/5/20

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.