BILL GARRETT, Davidson County
Trans:T20170038003 DEEDWARR
Recvd: 05/04/17 12:50 3 pgs
Fees:18.00 Taxes:555.00
20170504-0044381

THIS INSTRUMENT WAS PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File No.: M176227

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M176227

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $150,000.00

Affiant

SONDRA REECE
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

Subscribed and sworn to before me, this the 28th day of April, 2017.

Notary Public
My Commission Expires: 3/3/2020

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Exsau Alberto Cortes 149 Chippendale Drive Hendersonville, TN 37075	SAME AS OWNER	60-12-105

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 Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Willa Faye Pennington**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **Exsau Alberto Cortes, a single man**, hereinafter called the Grantee, his 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 the Easterly 65 feet of the Southerly 200 feet of Lot No. 15 on the Plan of Joywood Heights, Section 3, not of record, described according to a survey made by John Kohl, Surveyor, on October 1, 1968, as follows:

Beginning on the Northerly margin of Capitol View Avenue and the Southeast corner of the property conveyed to James O. Cole and wife, by deed from T. W. Street and wife, of record in Book 2245, Page 218, Register's Office for said County; thence with the Easterly margin of said Cole property, North 4° 30' East 200 feet to the Southerly line of the property conveyed to Charlie B. McGaw by deed from T. W. Street and wife, of record in Book 2297, Page 335, Register's Office for said County; thence with the Southerly line of said McGaw property and parallel with the Northerly margin of Capitol View Avenue, Eastwardly 65 feet to a point on the line between lots 14 and 15; thence with said line South 4° 30' West 200 feet to the Northerly margin of Capitol View Avenue, thence with said Avenue, Westwardly 65 feet to the beginning.

Being the same property conveyed to Charles E. Pennington and wife Willa Faye Pennington by Warranty Deed from Sarah Summey, recorded on the 11th day of October, 1968 in Deed Book 4277, Page 462, in the Register's Office of Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: 229 Capitol View Avenue, Nashville, TN 37207.

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 her 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 Willa Faye Pennington, by Charles Edward Pennington pursuant to the Power of Attorney executed by Willa Faye Pennington on November 20, 2013, of record in Instrument No. 20131120-0119689, 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 GRANTEE, his heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 28th day of April, 2017.

X Willa Faye Pennington by Charles Edward Pennington as her Attorney-In-Fact
Willa Faye Pennington
By: Charles Edward Pennington, as her Attorney-In-Fact

STATE OF TENNESSEE

COUNTY OF Sumner

Personally appeared before me, a Notary Public in and for said County and State, the within named Charles Edward Pennington pursuant to the Power of Attorney executed by Willa Faye Pennington, 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 Willa Faye Pennington, as Attorney in Fact, as the free Act and Deed of the said Principal(s).

WITNESS my hand and seal at office this 28th day of April, 2017.

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires February 25, 2020

Notary Public
My Commission Expires: 2/25/20

EXHIBIT "A"
TO Warranty Deed
From: Willa Faye Pennington
To: Exsau Alberto Cortes

STATE OF TENNESSEE

COUNTY OF Sumner

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.

X Charles Edward Pennington
Affiant

WITNESS my hand and seal at office this 28th day of April, 2017.

Notary Public
My Commission Expires: 2/25/20

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires February 25, 2020