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PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Christy Wilkins Ivey — *Percy Wilkins, Jr. (retired)*

BILL GARRETT, Davidson County
Trans: T20170043394 DEEDWARR
Recvd: 05/22/17 14:01 3 pgs
Fees: 18.00 Taxes: 2571.50
20170522-0050675

~~PREPARED BY:~~ ~~RETURN TO:~~ BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE TN 37203

W & I Ref: (DM) Title No.: 58898

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jeffrey John Switzer Ashlee Bradley Switzer 5411 Camelot Road Brentwood, TN 37027	New Owner

TAX MAP PARCEL NUMBERS: 15902000800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$695,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Phillip S. Montgomery and David B. Montgomery as devisees and Grace E. Johnson, Executrix under the Law Will and Testament of Sue B. Montgomery,** hereinafter called the **Grantor,** have bargained and sold, and by these presents do hereby transfer and convey unto **Jeffrey John Switzer and Ashlee Bradley Switzer, husband and wife,** 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. 17 on the Plan of Camelot Acres, Section One, of record in Book 3700, page 98, Register's Office for said County, to which Plan reference is made for a complete description.

Being the same property conveyed to William Shearin Montgomery and wife, Sue Billips Montgomery, by Warranty Deed from Joseph C. Gibson and wife, Ruby Baker Gibson, dated July 27, 1995 and recorded on August 3, 1995, of record in Book 9751, page 369, Register's Office for Davidson County, Tennessee. The said William Shearin Montgomery and Sue Billips Montgomery have since died, with William Shearin Montgomery predeceasing Sue Billips Montgomery. The Will of Sue B. Montgomery, of record in Docket No. 16P1960 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) appointed Grace E. Johnson as Executor and devised subject property to Phillip S. Montgomery and David B. Montgomery. Sue B. Montgomery, Louvenia Montgomery and Louvenia Sue Montgomery are all one and the same person.

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 3700, page 98, said Register's Office, which Plan shows a 75, foot minimum building setback line from Camelot Road, 10 foot easements for public utility purposes along the rear and easterly side lines of said lot and an overhang easement located along the northerly front line.

This instrument is executed on behalf of **David B. Montgomery by Grace E. Johnson** pursuant to a Power of Attorney executed by her/him/them on the 19th day of May, 2017, of record in Instrument No. 20170522-0050674, 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 5411 Camelot Road, Brentwood, TN 37027

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 19th day of May, 2017

Phillip S. Montgomery
Phillip S. Montgomery

David B. Montgomery By: Grace E Johnson, attorney in fact
David B. Montgomery
By: Grace E. Johnson, Atty-in-Fact

Grace E Johnson, Executrix under the will of Sue B. Montgomery
Grace E. Johnson, Executrix under the Will of Sue B. Montgomery

State of Tennessee

County of Davidson

On this 19th day of May, 2017, before me the undersigned authority, personally appeared **Phillip S. Montgomery and Grace E. Johnson**, 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.

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

Notary

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, **Grace E. Johnson,** 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 **David B. Montgomery,** 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 19th day of May, 2017.

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

Notary

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: $695,000.00.

Affiant

Sworn and subscribed before me this 19th day of May, 2017.

Notary

My Commission Expires: 03-03-20

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSE

EXHIBIT "A"
To
Warranty Deed

FROM: Phillip S. Montgomery, David B. Montgomery, and Grace E. Johnson, Executrix

TO: Jeffrey John Switzer and Ashlee Bradley Switzer

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.

Grace E. Johnson, Affiant
Grace E. Johnson, Affiant

Sworn to and subscribed before me this 19th day of May, 2017.

Notary Public

My Commission Expires: 1-8-2019

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