29747-8 Box 14

BILL GARRETT, Davidson County
Trans:T20170045936 DEEDWARR
Recvd: 05/31/17 10:10 8 pgs
Fees:43.00 Taxes:1628.00
20170531-0053845

THIS INSTRUMENT WAS PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File No.: M176394

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $440,000.00

Affiant

Subscribed and sworn to before me, this the 24th day of May, 2017.

ANNA AGEE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 5-8-18

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Anne B. Wallace 30 Old Club Court Nashville, TN 37215	New Owner	103-08-0-043.00

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 Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Mildred (NMI) Hines, both as the holder of a Life Estate and as a vested remainderman, and Tommy Hines, a/ka Clyde T. Hines, as a vested remainderman, as devisees under the Will of Nettie Bruce Hines, and Michael Thomas Hines, William Gregory Hines, and Lesa Gayle Hines Henry, as the surviving heirs of Fred Hines (a devisee, as vested remainderman, under the Will of Nettie Bruce Hines) and Mildred Elaine Pickering Hines (an heir of Fred Hines)**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Anne B. Wallace**, hereinafter called the Grantees, their 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 part of Block No. 29 on the Map of a part of Sylvan Park, as of record in Book 332, page 104, Register's Office for Davidson County, Tennessee, described according to a survey made by George W. Watkins, Surveyor, June 30, 1952, as follows:

Being at a point on the westerly margin of 44th Avenue, North 200.8 feet northerly from the northwest corner of said 44th Avenue, North, and Murphy Road or Minnesota Avenue; thence with the westerly margin of 44th Avenue, North, northwardly 60 feet to the southwest corner of said 44th Avenue North and an alley; thence with the southerly margin of said alley westwardly 150 feet to the easterly margin of another alley; thence with the easterly margin of said last mentioned alley southwardly 60 feet; thence eastwardly 150 feet to the beginning.

Being all of the same property conveyed to Fred Lee Hines and wife, Nettie Bruce Hines, by Deed dated March 9, 1953 from E. L. Woodside and J. E. Woodside, of record in Book 2138, Page 507, Register's Office for Davidson County, Tennessee. The said Fred Lee Hines died on

August 13, 1954, leaving Nettie Bruce Hines as surviving tenant by the entirety. The said Nettie Bruce Hines died on June 16, 2000, leaving a Last Will and Testament which has been admitted to probate in the Seventh Circuit Court (Probate Court) of Davidson County under Case No. 01P-911. Pursuant to said Will, a life estate was devised to Mildred (NMI) Hines, with remainder vesting in Mildred (NMI)Hines (being the same person as the life tenant), Fred Hines (a/k/a Fred Leon Hines) and Tommy Hines. The said Fred Leon Hines died intestate February 9, 2001, leaving his wife, namely Mildred Elaine Hines aka Mildred Elaine Pickering Hines, and his children, namely William Gregory Hines, Michael Thomas Hines, and Lesa Gayle Hines nka Lesa Gayle Hines Henry as his sole heirs-at-law. The said Mildred Elaine Pickering Hines, died on December 24, 2011 leaving a Last Will and Testament which has been admitted to probate in the Seventh Circuit Court (Probate Court) of Davidson County under Case No. 12P-257. Pursuant to said Will, Mildred Elaine Pickering Hines's interest in the property, being a vested remainder interest, was devised to Michael Thomas Hines, William Gregory Hines, and Lesa Gayle Hines, now being known as Lesa Gayle Hines Henry.

Two Affidavits of Heirship related to the intestate succession of Fred Hines are recorded as Instrument No. 20170531-0053843 and Instrument No. 20170531-0053844 said Register's Office.

The said Tommy Hines being one and the same person as Clyde T. Hines.

Nettie Bruce Hines is also known as Nettie Gertrude Hines.

Lesa Gayle Hines is now known as Lesa Gayle Hines Henry and Lesa Gayle Henry.

Mildred Hines hereby conveys and relinquishes any life estate interest in and to said property.

This is improved property located at: 107 44th Avenue North, Nashville, TN 37209

This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statue.

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 their 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 Mildred Hines, by Clyde T. Hines pursuant to the Power of Attorney executed by Mildred Hines on May 26, 2016, a copy of which is attached hereto as Exhibit "B". 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; 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 GRANTEES, their 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.

[THE REMAINDER OF THIS PAGE WAS INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of May, 2017.

Tommy Hines

Tommy Hines

STATE OF Alabama

COUNTY OF Shelby

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Tommy Hines,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 25th day of May, 2017.

TERESA L ASHWORTH NOTARY PUBLIC ALABAMA STATE AT LARGE

Teresa L. Ashworth

Notary Public
My Commission Expires: 7-1-19

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of May, 2017.

Mildred Hines by Tommy Clyde T. Hines, her attorney in fact.

Mildred Hines, by Clyde T. Hines,
her Attorney-in-Fact

STATE OF Alabama

COUNTY OF Shelby

Personally appeared before me, a Notary Public in and for said County and State, the within named Clyde T. Hines pursuant to the Power of Attorney executed by Mildred Hines, 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 Mildred Hines, as Attorney in Fact, as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 25th day of May, 2017.

TERESA L ASHWORTH NOTARY PUBLIC ALABAMA STATE AT LARGE

Teresa L. Ashworth

Notary Public
My Commission Expires: 7-1-19

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of May, 2017.

X William Gregory Hines
William Gregory Hines

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **William Gregory Hines,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 24th day of May, 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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of May, 2017.

The Estate of Mildred Elaine Hines

X By: William Gregory Hines
William Gregory Hines, Executor

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared William Gregory Hines, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Executor of the Estate of Mildred Elaine Hines, and that he as such Executor being authorized so to do, executed the foregoing instrument for the purposes therein contained, by personally signing as the Executor of the Estate of Mildred Elaine Hines.

WITNESS my hand and seal at office this 24th day of May, 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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of May, 2017.

Michael Thomas Hines

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Michael Thomas Hines,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 26th day of May, 2017.

C M CORRIVEAU STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

L.M. Corriveau
Notary Public
My Commission Expires: 3/8/21

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of May, 2017.

Lesa Gayle Hines Henry

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Lesa Gayle Hines Henry,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 26th day of May, 2017.

C M CORRIVEAU STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

L.M. Corriveau
Notary Public
My Commission Expires: 3/8/21

EXHIBIT "A"
TO
WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

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.

Clyde T. Hines
Affiant

WITNESS my hand and seal at office this 26th day of May, 2017.

C M CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

J. M. Lm
Notary Public
My Commission Expires: 3/8/21

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M176394

SPECIFIC POWER OF ATTORNEY

Know all men by these presents:

That I, **Mildred Hines**, by these presents do hereby make, constitute and appoint **Clyde T. Hines a.k.a Tommy Hines** as my true and lawful attorney-in-fact, with full and complete power to do any and all things and to perform any and all acts for me, and in my stead, including but not limited to the execution of any contracts, deeds, deeds of trust, settlement statements or instruments of encumbrance, or any other papers connected with the closing of property described herein:

Land in Davidson County, Tennessee, being part of Block No. 29 on the Map of a part of Sylvan Park, as of record in Book 332, page 104, Register's Office for Davidson County, Tennessee, described according to a survey made by George W. Watkins, Surveyor, June 30, 1952, as follows:

Being at a point on the westerly margin of 44th Avenue, North 200.8 feet northerly from the northwest corner of said 44th Avenue, North, and Murphy Road or Minnesota Avenue; thence with the westerly margin of 44th Avenue, North, northwardly 60 feet to the southwest corner of said 44th Avenue North and an alley; thence with the southerly margin of said alley westwardly 150 feet to the easterly margin of another alley; thence with the easterly margin of said last mentioned alley southwardly 60 feet; thence eastwardly 150 feet to the beginning.

Commonly known as: 107 44th Avenue North, Nashville, TN 37209

Including the execution and signing of all closing instruments with respects to said property, the same as I would be empowered to perform myself in connection with the closing of this property conveyance.

This Power of Attorney shall be deemed to be a Durable Power of Attorney as defined by the Uniform Durable Power of Attorney Act (T.C.A. Section 34-6-101, et seq.), and shall not be affected by the subsequent disability or incapacity of the undersigned.

I ratify and confirm all acts done by my attorney-in-fact under this Durable Power of Attorney. All third parties acting in good faith reliance on this power of attorney shall be absolved of any liability pursuant to the provisions of the Uniform Durable Power of Attorney Act.

This Power of Attorney shall remain in full force and effect until revocation hereof shall have been recorded in the Register's Office for Davidson County, Tennessee, or until the matters authorized hereby have been fully performed, whichever shall first occur.

It is my intent to make the said Clyde T. Hines a.k.a Tommy Hines my full and complete Attorney-in-Fact for the above-mentioned purposes whatsoever.

In witness whereof, I have hereunto set my hand this the 26th day of May, 2017.

Mildred Hines

Witness - Amanda Vaughn

WARNING: THIS FORM MUST BE NOTARIZED

STATE OF TENNNESSEE

COUNTY OF DAVIDSON

Personally appeared before me the undersigned, personally appeared **Mildred Hines**, the within named bargainor, with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office, this the 26th day of May, 2017.

C M CORRIVEAU STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public
My Commission Expires: 3/8/21