THIS INSTRUMENT WAS PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File No.: M176378

Davidson County DEEDWARR
Recvd: 06/13/17 11:23 4 pgs
Fees:23.00 Taxes:1243.20
20170613-0059246

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $336,000.00

Affiant

Sheila McCord STATE OF TENNESSEE NOTARY PUBLIC Sumner County

Subscribed and sworn to before me, this the 5th day of June, 2017.

Notary Public
My Commission Expires: 3/19/19

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Deborah Webster and John B,McNab 2636 Bowwater Lane Antioch, TN 37013	New owner	173-9-B-170.00

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, **David E McNeely III and Elizabeth McNeely, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Deborah Webster, an unmarried woman and John D. McNab, an unmarried man, as tenants in common with right of survivorship**, 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 Lot No. 239 on the plan of Barnes Cove, Phase 3, Section 2, as of record in Instrument No. 20060228-0023165, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to David E. McNeely III and Elizabeth McNeely, husband and wife by Warranty Deed from Capitol Homes, Inc., dated May 15, 2014, recorded May 16, 2014, of record in Instrument No. 20140516-0042488, Register's Office for Davidson County, Tennessee.

This is Improved property located at: 2636 Bowwater Lane, Anticoh, TN 37013

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 David E. McNeely, III and Elizabeth McNeely, by Ashley Pospiech pursuant to the Power of Attorney executed by David E. McNeely, III and Elizabeth McNeely on June 2, 2017, of record in Instrument No. 20170613-0059245, 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 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.

IN **WITNESS** WHEREOF, Grantor has executed this instrument on this 5th day of June, 2017.

David E. McNeely by Ashley Pospiech as his attorney in fact

David E. McNeely, III by Ashley Pospiech as his attorney in fact

Elizabeth McNeely by Ashley Pospiech as her attorney in fact

Elizabeth McNeely by Ashley Pospiech as her attorney in fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named Ashley Pospiech pursuant to the Power of Attorney executed by David E. McNeely, III and Elizabeth McNeely, 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 David E. McNeely, III and Elizabeth McNeely, as Attorney in Fact, as the free Act and Deed of the said Principal(s).

WITNESS my hand and seal at office this 5th day of June, 2017.

DEBORAH L. BISSELL STATE OF TENNESSEE NOTARY PUBLIC PERRY COUNTY My Commission Expires APRIL 28 2019

Notary Public
My Commission Expires: 4-28-19

EXHIBIT "A"
TO Warranty Deed
From: David E McNeely III and Elizabeth B McNeely
To: Deborah Webster and John McNab

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.

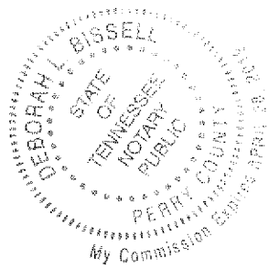
3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Affiant

WITNESS my hand and seal at office this 5th day of June, 2017.

Notary Public
My Commission Expires: 4-28-19



TRUE COPY CERTIFICATION

I, Kimie Perry do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Jill Simmons, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission expires: September 4, 2019
Notary Seal (if on paper)

