BILL GARRETT, Davidson County
Trans:T20170055677 DEEDWARR
Recvd: 06/29/17 10:26 3 pgs
Fees:18.00 Taxes:555.00
20170629-0065459

Recvd & Return to:

THIS INSTRUMENT WAS PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File No.: M176483

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

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

Subscribed and sworn to before me, this the 27th day of June, 2017.

Notary Public
My Commission Expires: 4-28-19

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Vanessa J. Antonino and Leilani 402 Emmit Avenue Madison, TN 37115	Quicken Loans, Inc. 1050 Woodward Avenue Detroit, MI 48226-1906	052-05-066.00

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, **John D. Stephenson-Simmons, a married man,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Vanessa J. Antonino, an unmarried woman and Leilani A. Diaz, an unmarried woman, as joint tenants with rights 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:

Being Lot No. 35 of Block "I", on the Revised Plan of Power & Roth's Madison Park Subdivision, of record in Book 843, Page 7, Register's Office for said County. Said Lot fronts 60 feet on the Southerly side of Emmett Avenue and runs back between lines, 261 feet, more or less, on the East line, 243 feet, more or less, on the West line to the center line of Gidson's Creek on which it measures 60 feet.

Being the same property conveyed to John D. Simmons, unmarried by Warranty Deed from Stanley Claude Carver, Dianne Carver Porter and Kenneth F. Carver, recorded on the 22nd day of October, 2013 in Instrument No. 20131022-0110063, in the Register's Office of Davidson County, Tennessee.

John D. Simmons is now known as John D. Stephenson-Simmons.

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 is ☒ Improved OR ☐ Unimproved property located at: **402 Emmitt Avenue, Madison, TN 37115**

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 **John D. Simmons, now known as John D. Stephenson-Simmons**, by **Christopher M. Corriveau** pursuant to the Power of Attorney executed by **John D. Simmons, now known as John D. Stephenson-Simmons** on June 21, 2017, of record in Instrument No. 20170629-0065458, 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 27 day of June, 2017.

John D. Stephenson-Simmons by J.M.M., attorney-in-fact

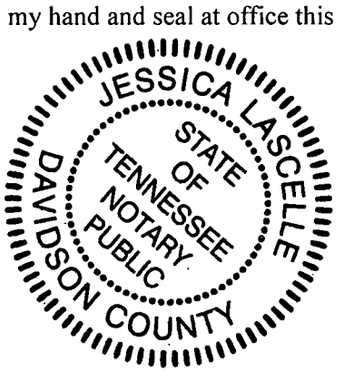
John D. Stephenson-Simmons by Christopher M. Corriveau, his Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named **Christopher M. Corriveau** pursuant to the Power of Attorney executed by **John D. Simmons, now known as John D. Stephenson-Simmons**, 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 **John D. Simmons, now known as John D. Stephenson-Simmons**, as Attorney in Fact, as the free Act and Deed of the said Principal(s).

WITNESS my hand and seal at office this 27 day of June, 2017.



Jessica Lascelle
Notary Public
My Commission Expires: 11-3-20

EXHIBIT "A"
TO Warranty Deed
From: John D. Stephenson-Simmons
To: Vanessa J. Antonino

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 27 day of June, 2017.

JESSICA LASCELLE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 11-3-20