File Box 8

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
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Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20170055819 DEEDWARR
Recvd: 06/29/17 14:35 3 pgs
Fees:18.00 Taxes:855.81
20170629-0065649

W & I Ref: (RF) Title No.: 58885

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Michael J. McClellan 757 Harpeth Trace Drive Nashville, TN 37221	Nationstar Mortgage, LLC P.O. Box 7729 Springfield, OH 45501

TAX MAP PARCEL NUMBERS: 143020CO1000CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$231,300.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Paul W. Moore and Gayle S. Moore, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Michael J. McClellan** 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 Unit No. 10 on the Plan of Harpeth Knoll, Planned Unit Development of record in Book 5200, page 764, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Paul W. Moore and wife, Gayle S. Moore by Warranty Deed from Martha Carole Fletcher, unmarried, dated May 3, 2004 and recorded on May 12, 2004 of record in Instrument No. 20040512-0054615, Register's Office for Davidson County, Tennessee.

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, of record in Book 5200, page 764, said Register's Office, to which plan reference is hereby made for a more complete description.
Subject to the Declaration of Covenants, Conditions and Restrictions of record in Book 6280, page 478, By Laws in Book 6280, page 486 amended in Instrument No. 20070405-0041277, and Instrument No. 20170421-0039040, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; but deleting any covenant, conditions or restrictions would violate 42 USC 3604c.

This instrument is executed on behalf of Paul W. Moore by Jane Pierce pursuant to a Power of Attorney executed by him on the 12th day of June, 2017, of record in Instrument No. 20170629-0065647 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 instrument is executed on behalf of Gayle S. Moore by Jane Pierce pursuant to a Power of Attorney executed by her on the 12th day of June, 2017, of record in Instrument No. 20170629-0065648 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 757 Harpeth Trace Drive, Nashville, TN 37221

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 27th day of June, 2017.

Paul W. Moore by Jane Pierce
Attorney-in-Fact

Paul W. Moore, by Jane Pierce,
Attorney-in-Fact

Gayle S. Moore by Jane Pierce
Attorney-in-Fact

Gayle S. Moore by Jane Pierce,
Attorney-in-Fact

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, **Jane Pierce** 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 **Paul W. Moore and Gayle S. Moore**, 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 27th day of June, 2017.

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

My Commission Expires: _____

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $231,300.00.

Affiant

Sworn and subscribed before me this 27th day of June, 2017.

Notary

My Commission Expires: _____

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018

EXHIBIT "A"

To
Warranty Deed

FROM: Paul W. Moore and Gayle S. Moore

TO: Michael J. McClellan

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.

Jane Pierce

Jane Pierce, Affiant

Sworn to and subscribed before me this 27th day of June, 2017.

Notary Public

My Commission Expires: _____

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