Bill Garrett Davidson County
Batch# 224 DEEDWARR
09/11/2017 03:06:54 PM 3 pgs
Fees: $18.00 Taxes: $740.00

20170911-0093034

THIS INSTRUMENT WAS PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File No.: M176825

STATE OF Tennessee
COUNTY OF DAVIDSON

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M176825

The actual consideration or value, whichever is greater, for this transfer is $200,000.00

Affiant

Subscribed and sworn to before me, this the 6th day of September, 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

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Kendrick Bates 1741 W. Monterey Street Chandler, AZ 85224	Waterston Mortgage Corporation N25 W23255 Paul Road Pewaukee, WI 53072	176-01-0A-084.00 CO

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, **Sylvia Snell and husband, Ronald Snell, Jr.**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Kendrick Bates, unmarried man** 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. 84 on the Plan of The Estates of Hickory Woods, of record in Instrument No. 20010412-0036163, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Sylvia Snell and husband, Ronald Snell, Jr. by Warranty Deed from Classic Homes BOS, LP, recorded on the 18th day of April, 2006 in Instrument No. 20060418-0043947, in the Register's Office of Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: 5133 Singing Hills Drive, Antioch, 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 Sylvia Snell by Christopher M. Corriveau, pursuant to the Power of Attorney executed by Sylvia Snell on September 2, 2017, of record in Instrument No. 20170911-0093032, 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 was executed on behalf of Ronald Snell, Jr. by Christopher M. Corriveau, pursuant to the Power of Attorney executed by Ronald Snell, Jr. on September 2, 2017, of record in Instrument No. 20170911-0093033, 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 6th day of September, 2017.

Sylvia Snell by C.M.C. her attorney-in-Fact
Sylvia Snell by Christopher M. Corriveau, her Attorney-in-Fact

Ronald Snell Jr by C.M.C. his attorney-in-Fact
Ronald Snell, Jr. 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 Sylvia Snell and Ronald Snell, Jr., 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 Sylvia Snell and Ronald Snell, Jr., as Attorney in Fact, as the free Act and Deed of the said Principal(s).

WITNESS my hand and seal at office this 6th day of September, 2017.

Deborah L. Bissell
Notary Public
My Commission Expires: 4-28-19

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

EXHIBIT "A"
TO Warranty Deed
From: Sylvia Snell and Ronald Snell, Jr.
To: Kendrick Bates

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 6th day of September, 2017.

Notary Public
My Commission Expires: 4-28-19

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