Bill Garrett Davidson County
Batch# 11873 DEEDQC
10/11/2017 02:57:40 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20171011-0104460

Prepared by

Karl Warden, JD, LLM
Attorney
1504 17th Ave South
Nashville, TN 37212

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 11 DAY OF Oct, 2017.

MY COMMISSION EXPIRES: 3-2020

(AFFIX SEAL)

TRACY A WARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES BY
Karl D Warden, Attorney, 1504 17th Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ricky Deatherage	Ricky Deatherage	MAP 34-13
1341 Apple Valley Road	1341 Apple Valley Road	PARCEL 278
Madison TN 37115	Madison TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

BERTHA NEIL DEATHRAGE

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

RICKY DEATHERAGE,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, RESERVING A LIFE ESTAE UNTO MYSELF,

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING LOT NO. 198, ON THE PLAN OF PHASE 2-B, FIRST REVISION, CEDAR BLUFF SUBDIVISION, OF RECORD IN BOOK 9700, PAGE 509, AND REVISED IN BOOK 9700, PAGE 663, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO:

BERTHA NEIL DEATHERAGE BY LARRY POWELL BUILDERS INC,
OF RECORD OF BOOK 11628 PAGE 468

THIS CONVEYANCE IS SUBJECT TO: SUCH LIMITATIONS, RESTRICTIONS, AND ENCUMBRANCES AS MAY AFFECT THE PREMISES.

This is improved / unimproved X property, known as 605 (House Number) Monticello Ct. (Street) Madison, TN (P.O. Address) 37115 (City or Town) (Postal Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness this 11 day of Oct, 2017.

Bertha Neal Deathage by Ricky Deathage

TRACY A WARD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally, appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purposes therein contained.

Ricky Deathage as Attorney in Fact For Bertha Neal Deathage

Witness my hand and official seal at Nashville, Tennessee this 11 day of Oct, 2017.

Commission expires: 11-3-2020

Tracy A Ward
Notary Public

This Instrument Prepared By:
Paul T. Housch, Esq., Bar No. 015538
Washington Square, Suite 310
222 Second Ave. North
Nashville, TN 37201
615-259-3313

DURABLE GENERAL POWER OF ATTORNEY

I, **BERTHA NELL DEATHERAGE**, whose full name is **BERTHA NELL DEATHERAGE**, appoint Ricky Deatherage, as my attorney-in-fact and agent (my "attorney"), with the following power and authority:

To receive, endorse and deposit any and all checks or other payments received from any source;

To ask, demand, sue for, collect, recover and receive all sums of money, debts, dues, accounts, interest, dividends, annuities, merchandise and demands whatsoever, as are now, or shall hereafter become due, owing, payable to or belonging to me, and have, use and take all lawful ways and means in my name or otherwise discharge the same for me and in my name upon such terms and conditions as my attorney shall think fit;

To receive, accept and acknowledge on my behalf any and all funds and other property of every nature to which I may be entitled as a beneficiary, legatee, devisee, remainder person or heir-at-law, with respect to the estate of any decedent or any trust;

To add, convey or otherwise transfer any asset or property I own to any trust agreement of which I am the grantor or co-grantor (but not to revoke or amend any such agreement);

To make annual gifts no greater than the applicable federal gift tax exclusion amount to each or any of my spouse, children, and issue of my children, all as my attorney shall determine to be consistent with my wishes, consistent with any prior pattern or history of gifts to such persons, and prudent in light of my resources and needs;

To consent to gift-splitting with respect to gifts made by my spouse;

To renounce or disclaim any property or interest in property or powers to which I may become entitled, whether by gift or will or intestate succession or trust or otherwise;

To bargain, contract, agree for, buy, sell, mortgage, encumber, hypothecate and in any and every way and means deal in and with real property, goods, services, merchandise, commodities, bonds, stocks, securities, choses in action and other property in possession or in action, and to release mortgages or other encumbrances on lands or chattels, all upon such terms and conditions as my attorney shall think fit;

PAUL T. HOUSCH
Attorney at Law
WASHINGTON SQUARE
222 SECOND AVE. NORTH
SUITE 310
Nashville, TN 37201
615-259-3313
FAX 615-259-3315

To bargain, lease, contract, agree for, purchase, sell, convey, receive, mortgage, take and release lands and any and all interests therein, and to execute and deliver all deeds, deeds of trust and other assurances of title upon such terms and conditions and under such covenants as my attorney shall think fit;

To transact all my banking business at any bank or banks, to make and withdraw deposits, enter lock boxes, open and close accounts, draw and endorse checks, make and give guaranties of payment or performance, draw, make and endorse promissory notes, drafts, bills of exchange and any other negotiable instruments;

To transact all insurance business in my behalf, to apply for or continue policies, collect profits, file claims, make demands, enter into compromise and settlement agreements, file suits or actions and take any other action necessary or proper in this regard;

To transact, conduct and operate any business on my behalf, to vote any shares of stock owned by me in any corporation or in any mutual fund or other security, to execute proxies and waivers, to receive and receipt for any benefits accruing to me from the ownership of any investment or business interest, and generally do anything and everything necessary and proper for the furtherance, promotion and protection of any interest in any business or any investment owned by me;

To prepare, sign and file federal and state income tax, gift tax and other tax returns and to take all appropriate action on my behalf, including the appointment and hiring of attorneys, accountants, appraisers or other representatives, in audits, requests for information, other inquiries, claims for refund or litigation involving such returns;

To apply for licenses, keep records and accounts, make reports, give statements, and receive and give out information pertaining to me or to any business interest I may own;

To sign, seal, execute, deliver and acknowledge such instruments in writing for me and in my name and act and deed of whatever kind of character as may be proper in the premises;

To exercise any and all of the powers set forth in Tennessee Code Annotated Section 34-6-109, to the extent applicable, all of which provisions and powers are incorporated herein by reference (as set out in said statute on the date of the execution of this grant of power of attorney), even if said statute be amended or repealed hereafter and even if my attorney acts on my behalf pursuant to this document in a state other than Tennessee.

Giving and granting unto my attorney full power and authority to do, execute and perform all and every other act and thing whatsoever, without any limitation whatever and without being confined to the specific acts hereinabove set out, requisite or necessary to be done in and about the premises as fully and to all intents and purposes as I might or could do and I hereby ratify and confirm all that my attorney shall lawfully do or cause to be done by virtue of these presents, and for me and in my name and on my behalf.

If my attorney shall die, become incompetent, resign, refuse to act, or be unavailable, or (if my attorney is my spouse) be legally separated or divorced from me, I appoint the person listed below, acting

successively, in the order named, as successors to my attorneys:

First Successor Attorney: _____

If at any time there are two (2) or more persons jointly serving me as my attorneys in fact hereunder, then, by a sworn written statement attached hereto, each such attorney may grant to the other attorney the power and authority to act alone and without the consent of such other attorney for all purposes or for designated purposes hereunder.

For purposes of this instrument, any person serving as my attorney hereunder shall be conclusively deemed to be incompetent upon the certification of such person's incompetence by one (1) physician, so long as the certifying physician is the regular attending physician for such person. The physician's certificate of incompetency shall be sworn to and signed by the certifying physician in the presence of a notary public, and shall be attached to this instrument.

This power of attorney shall not be affected by any subsequent disability or incapcaity of mine if such should occur. It is my express intent that the authority herein conferred upon my attorney shall be exercisable in all events notwithstanding my subsequent disability or incapacity.

IN WITNESS WHEREOF, I have executed this instrument on this the 29th day of October, 2010.

Bertha Nell Deatherage
BERTHA NELL DEATHERAGE

NOTARY ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BERTHA NELL DEATHERAGE**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes contained.

Witness my hand and official seal at Nashville, Tennessee, this the 29 day of October, 2010.

Mike Malone
NOTARY PUBLIC

My commission expires: May 8, 2012

MIKE MALONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires MAY 8, 2012