17-0413

Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

Bill Garrett Davidson County
Batch# 16069 DEEDWARR
10/20/2017 10:53:39 AM 4 pgs
Fees: $23.00 Taxes: $917.60
20171020-0107589

THIS INSTRUMENT WAS PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File No.: M176440

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is $248,000.00

Affiant

TONYA THOMAS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

Subscribed and sworn to before me, this the 29th day of September, 2017.

MY COMMISSION EXPIRES:

Notary Public
My Commission Expires: 9-6-20

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Javier F. Garcia Elka Stern 215 Yeaman Place Unit 324 Nashville, TN 37206	Javier F. Garcia Elka Stern 215 Yeaman Place #324 Nashville, TN 37206	82-15-A-61.00

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, **William Andrew Reese and Lisa Dyal Reese, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Javier F. Garcia and Elka Stern, husband and wife**, 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 Unit 324 and Parking Space 140, 5th and Main Condominiums, as established under the Master Deed of record in Instrument No. 20060630-0078751; as amended and supplemented in Instrument No. 20070104-0001656; Instrument No. 20070424-0048607; Instrument No. 20080411-0036927; Instrument No. 20080512-0048553; Instrument No. 20081120-0114262; Instrument No. 20110921-0073283; Instrument No. 20111129-0092827; Instrument No. 20120409-0030284, Instrument No. 20120820-0074741, Instrument No. 20121017-0095419; Instrument No. 20130911-0096032; Instrument No. 20140804-0069914; and in Instrument No. 20161222-0134731, Register's Office for Davidson County, Tennessee, to which Master Deed reference is hereby made for a more complete description and placement of said Unit and Parking Space.

Being the same property conveyed to William Andrew Reese and Lisa Dyal Reese, husband and wife by Warranty Deed from Kevin Sheaffer, unmarried, dated January 31, 2014, recorded February 5, 2014, of record in Instrument No. 20140205-0010238, Register's Office for Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: **2115 Yeaman Place, unit 324, Nashville, TN 37206**

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 William Andrew Reese, by Christopher M. Corriveau pursuant to the Power of Attorney executed by William Andrew Reese on September 25, 2017, of record in Instrument No 20171020-0107588, 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 Lisa Dyal Reese, by Christopher M. Corriveau pursuant to the Power of Attorney executed by Lisa Dyal Reese on September 25, 2017, of record in Instrument No 20171020-0107587, 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 29th day of September, 2017.

William Andrew Reese by C.M.C. as his Attorney-in-Fact
William Andrew Reese by Christopher M. Corriveau
as his Attorney in Fact

Lisa Dyal Reese by C.M.C. as her Attorney-in-Fact
Lisa Dyal Reese by Christopher M. Corriveau
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 **Christopher M. Corriveau pursuant to the Power of Attorney executed by William Andrew Reese**, 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 William Andrew Reese, as Attorney in Fact, as the free Act and Deed of the said Principal(s).

WITNESS my hand and seal at office this 29th day of September, 2017.

JESSICA LASCELLE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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

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 Lisa Dyal Reese**, 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 William Andrew Reese, as Attorney in Fact, as the free Act and Deed of the said Principal(s).

WITNESS my hand and seal at office this 29th day of September, 2017.

JESSICA LASCELLE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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

EXHIBIT "A"
TO Warranty Deed
From: William Andrew Reese
To: Javier F. Garcia and Elka Stern

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.

J. M. C
Affiant

WITNESS my hand and seal at office this 29th day of September, 2017.

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

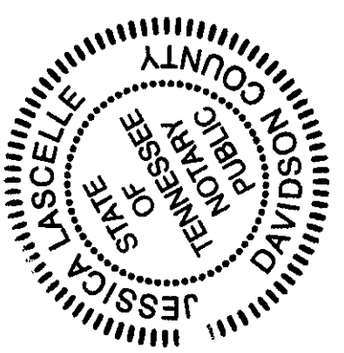


EXHIBIT "A"
TO Warranty Deed
From: Lisa Dyal Reese
To: Javier F. Garcia and Elka Stern

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.

L. M. L
Affiant

WITNESS my hand and seal at office this 29th day of September, 2017.

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

