Prepared By:
Record and Return to:
Herrmann & Rosenthal Title, Inc
902 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

Bill Garrett Davidson County
Batch# 19147 DEEDWARR
10/30/2017 09:12:13 AM 3 pgs
Fees: $18.00 Taxes: $1,565.10
20171030-0110693

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref: (DM) Title No.: 59231

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Mark A. Herrmann Karen F. Herrmann 921 Plateau Parkway Nashville, TN 37205	New Owner

TAX MAP PARCEL NUMBERS: 11501004500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$423,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John W. McClellan and spouse, Jo Ella McClellan a one-half interest, as tenants by the entirety and Creed C. McClellan, a one-half interest, the half interests, as they relate to one another, to be held as joint tenants with right of survivorship,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Mark A. Herrmann and Karen F. Herrmann, husband and wife,** 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 Lot No. 224 on the Plan of Addition to West Meade Hills, of record in Book 3600, page 18, Register's Office for said County, to which Plan reference is made for a complete description.

Being the same property conveyed to John W. McClellan and spouse, Jo Ella McClellan, a one-half interest as tenants by the entirety, and Creed C. McClellan, a one-half interest, the half interests, as they relate to one another, are to be held as joint tenants with right of survivorship, by Warranty Deed from Rosemary N. Worley, widow, dated August 14, 2015, recorded August 17, 2015, of record in Inst. No. 20150817-0082168, 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 2018, and subsequent years; The Plan, with Owner's Certificate, of record in Book 3600, page 18, said Register's Office, which Plan shows a 60, foot minimum building setback line from Plateau Parkway, and 10 foot easement for public utility purposes along the rear line of said lot.

This instrument is executed on behalf of Creed C. McClellan by John W. McClellan pursuant to a Power of Attorney executed by him on the 23rd day of October, 2017, of record in Instrument No. 20171030-0110692, 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 921 Plateau Parkway, Nashville, TN 37205

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 25th day of October, 2017.

John W. McClellan **Jo Ella McClellan**

Creed C. McClellan by John W. McClellan, Attorney-In-Fact

State of Tennessee

County of Davidson

On this 25th day of October, 2017, before me the undersigned authority, personally appeared, **John W. McClellan and Jo Ella McClellan,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____ Notary

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

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, **John W. McClellan** 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 **Creed C. McClellan**, 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 25th day of October, 2017.

My Commission Expires: _____ Notary

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

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $423,000.00.

Affiant

Sworn and subscribed before me this 25th day of October, 2017.

Notary

My Commission Expires: _____

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

EXHIBIT "A"
To
Warranty Deed

FROM: John W. McClellan, Jo Ella McClellan, and Creed C. McClellan

TO: Mark A. Herrmann and Karen F. Herrmann

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.

John W. McClellan, Affiant

Sworn to and subscribed before me this 25th day of October, 2017.

Notary Public

My Commission Expires: _____

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