Bill Garrett Davidson County
Batch# 22252 DEEDWARR
11/06/2017 09:14:47 AM 3 pgs
Fees: $18.00 Taxes: $1,998.00
20171106-0113442

THIS INSTRUMENT WAS PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File No.: M177097

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $540,000.00

Vicky C. Egli
Affiant

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN.

Subscribed and sworn to before me, this the 3rd day of November, 2017.

Notary Public
My Commission Expires: 5/3/2021

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Vicky C. Egli 1733 4th Avenue North Nashville, TN 37208	**Gardner Financial Services** **dba Legacy Mutual Mortgage** **3503 Paesanos Pkwy** **San Antonio, TX 78231**	082-05-015.00

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, **LeRoy Broughton, Jr. and Irina Araujo, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Vicky C. Egli, an unmarried woman**, 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 parts of Lots No. 71 and 72 on the Plan of D.T. McGavock Addition of record in Plat Book 21, Page 7, in the Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the Westerly margin of 4th Avenue North, 39.4 feet South of the Southerly margin of Buchanan Street; thence along the margin of said 4th Avenue North, Southerly 37.6 feet to a point; thence Westerly 99 feet to the Easterly margin of an alley; thence with margin of said alley, Northerly 37.6 feet to a point; thence Easterly 99 feet to the beginning.

Being the same property conveyed to LeRoy Broughton, Jr. and Irina Araujo, husband and wife by Warranty Deed from Ryan Stackhouse and Troy Stackhouse, both unmarried, recorded on the 7th day of March, 2014 in Instrument No. 20140307-0019354, in the Register's Office of Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: 1733 4th Avenue North, Nashville, TN 37208

This conveyance is made subject to (1) Property taxes for the year 2018, a lien not yet due and payable. Said 2017 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor 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 Irina Araujo, by LeRoy Broughton, Jr. pursuant to the Power of Attorney executed by Irina Araujo on 10/30/2017, of record in Instrument No. 20171106-0113441, 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 3rd day of November, 2017.

LeRoy Broughton, Jr.

Irina Araujo
By: LeRoy Broughton, Jr., Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **LeRoy Broughton, Jr.,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 3rd day of November, 2017.

Notary Public
My Commission Expires: 4-28-19

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named **LeRoy Broughton, Jr.** pursuant to the Power of Attorney executed by **Irina Araujo**, 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 **Irina Araujo**, as Attorney in Fact, as the free Act and Deed of the said Principal(s).

WITNESS my hand and seal at office this 3rd day of November, 2017.

Notary Public
My Commission Expires: 4-28-19

EXHIBIT "A"
TO Warranty Deed
From: LeRoy Broughton, Jr. and Irina Araujo
To: Vicky C. Egli

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 3rd day of November, 2017.

Notary Public
My Commission Expires: 4-28-19

