Bill Garrett Davidson County
Batch# 25238 DEEDWARR
11/13/2017 03:45:30 PM 4 pgs
Fees: $23.00 Taxes: $1,276.50
20171113-0116598

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
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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: (RF) Title No.: 59279

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jacqueline Lee Moore Gerald Vaughn Moore 404 Roma Court Nashville, TN 37211	NFM Lending 1190 Winterson Road, Ste 300 Linthicum, MD 21090

TAX MAP PARCEL NUMBERS: 17214001500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$345,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Peter J. Docherty, a married man**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jacqueline Lee Moore and Gerald Vaughn Moore, wife and husband**, 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. 9 on the Plan of Brentwood Hampton formerly Holt Cove of record in Instrument No. 20000112-0034271, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Peter J. Docherty, unmarried, by Warranty Deed from Harold Porter and wife, Misun Porter, dated October 31, 2008 and recorded on November 13, 2008 of record in Instrument No. 20081113-0112440, Register's Office for Davidson County, Tennessee.

Monique Yvonne Docherty, spouse of Peter J. Docherty joins in this conveyance solely to convey any and all marital interest she may have in the above-described property.

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 Instrument No. 20000112-0034271, said Register's Office, to which plan reference is hereby made for a more complete description.

This instrument is executed on behalf of Peter J. Docherty by Monique Yvonne Docherty pursuant to a Power of Attorney executed by him on the 25th day of August, 2017, of record in Instrument No. 201711130116597, 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 404 Roma Court, Nashville, TN 37211

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 10th day of November, 2017.

Peter J. Docherty by Monique Yvonne Docherty Attorney in Fact

Peter J. Docherty by Monique Yvonne Docherty, Attorney-in-Fact

Monique Y. Docherty

Monique Yvonne Docherty

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, **Monique Yvonne Docherty** 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 **Peter J. Docherty**, 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 10th day of November, 2017.

Notary

My Commission Expires:

DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018

State of Tennessee

County of Davidson

On this 10th day of November, 2017, before me the undersigned authority, personally appeared **Monique Yvonne Docherty**, 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.

Notary

My Commission Expires:

DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018

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: $345,000.00.

Jennifer Wanaek

Affiant

Sworn and subscribed before me this 10th day of November, 2017.

Notary

My Commission Expires: 12.03.19

S THOMPSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON

EXHIBIT "A"
To
Warranty Deed

FROM: Peter J. Docherty

TO: Jacqueline Moore

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.

Monique Yvonne Docherty, Affiant

Sworn to and subscribed before me this 10th day of November, 2017.

Notary Public

My Commission Expires: _____

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

