This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-17-1020

Bill Garrett Davidson County
Batch# 40581 DEEDWARR
12/21/2017 02:57:13 PM 3 pgs
Fees: $18.00 Taxes: $1,452.25
20171221-0130265

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $392,500.00

Affiant

Subscribed and sworn to before me, this the 14th day of December, 2017

Notary Public
My Commission Expires:

JORDAN T. MYERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires January 6, 2020

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Ryan B. Conatser and Jennifer J. Conatser 8212 Greenvale Court Nashville, TN 37221	New Owner	155-15-0-024

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Ralph Sears and Nancy Sears, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Ryan B. Conatser and Jennifer J. Conatser, husband and wife**, hereinafter called the Grantee(s), his/her/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 Lot No. 43 on the Plan of Section II, Natchez Trace Estates of record in Plat Book 4675, Page 54, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed by Warranty Deed from Georgia G. Pilszak, unmarried to Ralph Sears and Nancy Sears, husband and wife, as recorded on the 25th day of April, 2016 in Instrument No. 20160425-0040098 and Warranty Deed (Corporate Form) from Hendley & Gambill Construction Co. to Raymond A. Pilszak and wife, Georgia G. Pilszak, as recorded on the 27th day of June, 1975 in Deed Book 4927, Page 80, in the Register's Office of Davidson County, Tennessee.

This Instrument executed on behalf of Ralph Sears, by Christopher M. Corriveau, pursuant to the Power of Attorney dated December, 12, 2017, of record in Instrument No. 20171221-0130263, 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 executed on behalf of Nancy Sears, by Christopher M. Corriveau, pursuant to the Power of Attorney dated December, 12, 2017, of record in Instrument No. 20171221-0130264, 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 or ☐ unimproved property located at: **8212 Greenvale Court, Nashville, TN 37221.**

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 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.

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 14th day of December, 2017.

GRANTOR:

Ralph Sears by I.m.m, attorney-in-fact
Ralph Sears by Christopher M. Corriveau, his Attorney-in-Fact

Nancy Sears by I.m.m, attorney-in-fact
Nancy Sears by Christopher M. Corriveau, 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** 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 **Ralph Sears and Nancy Sears**, as Attorney-in-Fact, as the free Act and Deed of the said **Ralph Sears and Nancy Sears**.

WITNESS my hand and seal at office this 14th day of December, 2017.

JESSICA LASCELLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-3-20

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: W-17-8212

EXHIBIT "A"
TO Warranty Deed
From: Ralph Sears and Nancy Sears
To: Ryan B. Conatser and Jennifer J. Conatser

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 14th day of December, 2017.

Notary Public
My Commission Expires: 11-3-20

JESSICA LASCELLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY