(1)

WARRANTY DEED

Bill Garrett Davidson County
Batch# 42629 DEEDWARR
12/29/2017 09:42:57 AM 6 pgs
Fees: $33.00 Taxes: $1,010.10
20171229-0132215

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $273,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28th DAY OF December, 2017

Notary Public

MY COMMISSION EXPIRES: My Commission Expires Nov 5, 2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tony Lee McLarty	SAME	
(NAME)	(NAME)	
1100 General George Patton Road		142-9-D 144 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **ELIZABETH W. BACON, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TONY LEE MCLARTY,** HEREINAFTER CALLED THE GRANTEE, HIS 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 No. 1100 on the Plan of Section Six, Phase One, River Plantation Condominium Apartments, a Horizontal Property Regime established by Master Deed of record in Book 5794, page 526, the plat is of record in Plat Book 5200, pages 359 - 360, Register's Office for Davidson County, Tennessee, all to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Elizabeth W. Bacon, unmarried, by deed dated June 30, 2000 from Mary Carol Smith and Margaret Ashley Gudgel of record in Instrument No. 20000703-0066195, Register's Office for Davidson County, Tennessee. Elizabeth W. Bacon is also known as Elizabeth Anne Bacon. James Richard Bacon is executing this deed on behalf of Elizabeth W. Bacon pursuant to Power of Attorney attached hereto as Exhibit "A".

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1100 General George Patton Road, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 28 day of Dec., 2017

Elizabeth W. Bacon - By
JRB - Attorney In Fact

ELIZABETH W. BACON

BY: JAMES RICHARD BACON, ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of December, 2017, before me personally appeared James Richard Bacon, to me known to be the person who executed the foregoing instrument on behalf of Elizabeth W. Bacon and acknowledged that he executed the same as the free act and deed of Elizabeth W. Bacon.

Witness my hand and official seal this 28th day of December, 2017.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires Nov 5, 2019

EXHIBIT "A"

DURABLE POWER OF ATTORNEY

Dolores Moulton, Register
Cheatham County Tennessee
Rec #: 189958
Rec'd: 20.00
State: 0.00
Clerk: 0.00
Other: 2.00
Total: 22.00
Instrument #: 155406
Recorded
6/12/2014 at 12:02 PM
in Record Book
477
Pgs 840-843

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

KNOWN ALL MEN BY THESE PRESENT, that I, Elizabeth Anne Bacon, who currently resides at 1100 General George Patton Road in Nashville, Davidson County, Tennessee 37221, do hereby make, constitute and appoint my son, James Richard Bacon , who currently resides at 84 Altentann Drive in Nashville, Davidson County, Tennessee, 37215, my true and lawful attorney-in-fact for me and in my name, place, and stead, and on my behalf, and for my use and benefit:

1. To ask, demand, sue for, recover, and receive all manner of goods, chattels, debts, rents, interest, sums of money, and demands whatsoever, due or hereafter to become due and owing, or belonging to me, and to make, give, and execute acquaintances, receipts, releases, satisfactions, or other discharges for the same, whether under seal or otherwise;

2. To make, execute, endorse, accept, and deliver in my name or in the name of my said attorney all checks, notes, drafts, warrants, acknowledgments, agreements and all other instruments in writing, in whatsoever nature, as my said attorney-in-fact may deem necessary to conserve my interest;

3. To execute, acknowledge, and deliver any and all contracts, deeds, leases, mortgages or deeds of trust, assignments of mortgage, extensions of mortgage, satisfaction of mortgage, releases of mortgage, subordination agreement of any kind or nature whatsoever in connection therewith, and affecting any and all property presently mine or hereafter acquired, located anywhere, which my said attorney-in-fact may deem necessary or advantageous for my interests;

4. To enter into and take possession of any lands, real estate, tenements, houses, stores, or buildings, or parts thereof belonging to me, that may become vacant or unoccupied, or to the possession of which I may be or become entitled, and to receive and take from me and in my name to use all or any rents, profits, or issues of any real estate belonging to me, and to use

Bargainor's Initials EB

the same in such manner as my attorney -in-fact shall deem necessary and proper, and from time to time to renew leases;

5. To commence, and prosecute in my behalf, any suit or actions or other legal or equitable proceedings for the recovery of any of my lands or for any goods, chattels, debts, duties, demand, cause or thing whatsoever, due or to become due or belonging to me, and to prosecute, maintain and discontinue the same, if he shall deem proper;

6. To take all steps and remedies necessary and proper for the conduct and management of my business affairs, and for the recovery, receiving, obtaining, and holding possession of any lands, tenements, rents or real estate, goods and chattels, debts, interest, demands, duties, sum or sums of money or any other thing whatsoever, located anywhere, that is, are, or shall be, due, owing, belonging to or payable to me in my own right or otherwise;

7. To make deposits and withdrawals from bank accounts, and to sell, to lease, to borrow, and to invest in my name as fully as if I could do so myself if I were capable of doing the same;

8. To have access to my safe-deposit box and the papers therein contained;

9. To sign tax returns on my behalf and to represent me or to obtain representation of me at a tax audit, as well as to execute on my behalf the Internal Revenue Service's own power of attorney forms for the calendar years 2001 through 2041;

10. To deal with my retirement plans, including making IRA contributions, rollovers, and voluntary contributions, as well as borrowing from the plan to provide for my care and maintenance;

11. To deal with life insurance on my life, including such actions as increasing coverage, using policy dividends for added insurance, and to borrow against the policy so that my assets will not be sold and so that I will not incur capital gains tax;

12. To complete my charitable pledges and to otherwise make gifts for me from my funds for estate planning purposes;

13. To re-direct my mail;

14. To cancel or continue my credit cards and charge accounts;

15. To resign offices and positions, both public and private, on my behalf;

Bargainor's Initials E B

16. To establish residence for me in a suitable nursing home, hospice or other like facility;

17. To arrange for my transportation and travel and to arrange for my recreation;

18. To purchase, store, repair, and dispose of my clothing, consumables, household goods, furnishings, and personal effects;

19. To employ, compensate, and discharge domestics, companions, and other medical and non-medical personnel on my behalf;

20. To arrange for the satisfaction of my religious and spiritual needs; and

21. To appear, answer, and defend in all actions and suits whatsoever which shall be commenced against me and also for me and in my name to compromise, settle, and adjust with each and every person or persons, all actions, accounts, dues, and demands, subsisting or to subsist between ourselves and themselves or any of them, and in such manner as my said attorney-in-fact shall think proper; hereby giving to my said attorney power and authority to do, execute, and perform and finish for me and in my name all those things which shall be expedient and necessary as fully as I, Elizabeth Anne Bacon, could do if personally present, hereby ratifying and confirming whatever my said attorney shall do or cause to be done concerning my affairs, both business and personal..

This instrument shall be construed and interpreted as a durable power of attorney. The enumeration of specific items, rights, acts, or powers herein shall not limit or restrict, and is not to be construed or interpreted as limiting or restricting, the general powers herein granted to my said attorney-in-fact. I hereby incorporate by reference the language contained in T.C.A. 34-6-109, as though such language were set forth verbatim herein.

The rights, powers, and authority of said attorney-in-fact granted in this instrument shall commence and be in full force and effect on this the 13th day of March, 2003, and such rights, powers, and authority shall remain in full force and effect thereafter until I, Elizabeth Anne Bacon, give notice in writing that such power is terminated. This power of attorney shall not be affected by subsequent disability or incapacity of Elizabeth Anne Bacon in conformity with T.C.A. 34-6-101, et. seq.

Elizabeth Anne Bacon

Elizabeth Anne Bacon

Bargainor's Initials EB

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, Elizabeth Anne Bacon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed this Durable Power Of Attorney for the purposes therein contained.

Witness my hand and seal at office, this 13th day of March, 2003.

Patricia Jackson
NOTARY PUBLIC

My Commission Expires:

7-29-06

PATRICIA JACKSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Bargainor's Initials E B