WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $158,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of December, 2017.

Notary Public

MY COMMISSION EXPIRES: May 22, 2019

(AFFIX SEAL)

MICHELLE LEE PEPPER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-41657

File No. RW0003660

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anderson White	NEW OWNER	043-05-0-105.00
(NAME)	(NAME)	
708 Bixler Ave		
(ADDRESS)	(ADDRESS)	
Madison, TN, 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Bill Garrett Davidson County
Batch# 43811 DEEDWARR
01/03/2018 11:42:56 AM 3 pgs
Fees: $18.00 Taxes: $584.60
20180103-0000928

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, **Nancy L. Alcorn, a widow, by and through her attorney in fact, Lindsey Wisniewski,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Anderson White,** a single man , HEREINAFTER CALLED THE GRANTEE, 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 the northerly one-half of Tract 11, Block "A" on the Plan of Cedarcrest Estates, as of record in Book 974, Page 15, Register's Office for Davidson County, Tennessee.

Said northerly one-half of Tract 11 fronts 50.5 feet on the East side of Bixler Avenue and runs back between parallel lines, 191.5 feet to a dead line.

Being the same property conveyed to Franklin D. Alcorn and wife, Nancy L. Alcorn, by Warranty Deed from Lloyd Griffin, dated January 16, 1961, recorded in Book 3178, Page 601. Franklin D. Alcorn having since died, leaving Nancy L. Alcorn as surviving tenant by the entirety.

Lindsey Wisniewski executes this Warranty Deed on behalf of Nancy L. Alcorn pursuant to a certain General Durable Power of Attorney attached hereto as "Exhibit B."

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes for 2017 which have been pro-rated and paid at closing; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 708 Bixler Ave, Madison, TN 37115

(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 29th day of December, 2017.

Nancy L. Alcorn by Lindsey Wisniewski, attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary, personally appeared Lindsey Wisniewski, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Nancy L. Alcorn, and who acknowledged that he/she executed the same as the free act and deed of the said Nancy L. Alcorn, by virtue of a General Durable Power of Attorney attached as an Exhibit to this instrument.

Witness my hand and official seal this 29 day of December, 2017.

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My commission expires: 1/20/19

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

"Exhibit B"

GENERAL DURABLE POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that I Nancy L. Alcorn hereby appoints, Lindsey Wisniewski As my attorney-in-fact to do on my behalf anything that I could do personally. Including power to sign and execute in my name and on my behalf any documents, instruments or contracts; without limiting the generality of the foregoing and without limiting any specific power herein described, my attorney-in-fact has the power to sign checks and withdrawal orders; borrow money or other things of value; transfer, sell or otherwise dispose of stocks, bonds, partnership interests, other securities of any kind, and negotiable or nonnegotiable instruments; invest my assets; enter any safe deposit box or other depository of papers or valuables and deal with or remove any contents thereof or add to such contents; satisfy any of my obligations; negotiate and agree to any compromise of any disputed claim against me or in my favor; hire employees, agents and contractors; file any government return or form; represent my interest in any court or administrative forum; act as my Representative Payee with the Social Security Administration; act as my attorney-in-fact with respect to all tax matters in any tax year; acquire real or personal property; sell mortgage, or encumber personal or real property, including specifically the power to convey by whatever deed my attorney-in-fact deems appropriate any and all real estate which I may own; renounce and disclaim any property, interest in property, or power(s) to which for any reason and by any means I may be or may become entitled; and to do any and all things which my attorney-in-fact deems appropriate and in my best interest, whether specifically enumerated herein or not, including authority to appoint an attorney-in-fact to act under them for all or any of the purposes above authorized.

This POWER OF ATTORNEY shall become effective as of the date hereof and shall not be affected by any disability, incapacity or incompetency of myself as principal or by any lapse of time. Further, any action taken in good faith pursuant to the foregoing authority without actual knowledge of my death or revocation of this instrument shall be binding upon me, my heirs, personal representatives and assigns. Any person, organization, corporation, or entity (hereinafter referred to as "such Person") who acts in accordance with the instructions of my attorney-in-fact hereunder shall be held harmless by my estate from any loss suffered, or liability incurred, by such Person for acting in accordance with such instructions prior to receipt by such Person of actual notice of my death or the revocation of this instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this

Nancy L. Alcorn
Signature

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Date: 8/14/14

Personally appeared the above-named individual and acknowledged the foregoing to be their free act and deed.

Before me, Chana M Ezell

Notary Public: Chana M Ezell

My commission expires: November 20, 2016

CHANA M EZELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD