PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

Bill Garrett Davidson County
Batch# 109076 DEEDWARR
06/26/2018 09:58:59 AM 3 pgs
Fees: $18.00 Taxes: $851.00
20180626-0061318

W & I Ref: (RE) Title No.: 59776

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Lora Emily Rausch 1227 Riverbrook Drive Hermitage, TN 37076	Homeside Financial, LLC 320 Rolling Ridge Dr., Ste. 102 State College, PA 16801

TAX MAP PARCEL NUMBERS: 097020A32400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$230,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Robert A. Mowery and Julie A. Mowery, husband and wife,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Lora Emily Rausch, a single woman,** 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. 324 on the Plan of Villages of Riverwood Section One Phase 3C of record in Instrument No. 20130405-0033853, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert A. Mowery and wife, Julie A. Mowery by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation, dated March 7, 2014 and recorded on March 11, 2014 of record in Instrument No. 20140311-020168, Register's Office for Davidson County, Tennessee.

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. 20130405-0033853, said Register's Office, to which plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20080408-0035557, Instrument No. 20140424-0034615, and Instrument No. 20170906-0091483, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.
Easement for Villages of Riverwood of record in Instrument No. 20081209-0118828, said Register's Office.

This instrument is executed on behalf of Julie A. Mowery by Robert A. Mowery pursuant to a Power of Attorney executed by her on the 12th day of June, 2018, of record in Instrument No. 20180626-0061317 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 1227 Riverbrook Drive, Hermitage, TN 37076

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 21st day of June, 2017.

Robert A. Mowery

Julie A. Mowery by Robert A. Mowery, Attorney-in-Fact

AF Attorney in Fact

State of Tennessee

County of Davidson

On this 21st day of June, 2017, before me the undersigned authority, personally appeared **Robert A. Mowery**, 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.

My Commission Expires:

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

Notary

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, **Robert A. Mowery** 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 **Julie A. Mowery**, 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 21st day of June, 2017.

My Commission Expires:

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

Notary

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: $230,000.00.

Affiant

Sworn and subscribed before me this 21st day of June, 2017.

Notary

My Commission Expires: 7/1/2020

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

EXHIBIT "A"
To
Warranty Deed

FROM: Robert A. Mowery and Julie A. Mowery

TO: Lora Rausch

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.

Robert A. Mowery, Affiant

Sworn to and subscribed before me this 21st day of June, 2017.

Notary Public

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019