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

File Number: 1-18-2352

Bill Garrett Davidson County
Batch# 112518 DEEDWARR
07/03/2018 03:27:30 PM 4 pgs
Fees: $23.00 Taxes: $3,700.00
20180703-0064729

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $1,000,000.00

Affiant

Subscribed and sworn to before me, this the 3rd day of July, 2018

Notary Public
My Commission Expires: 4-28-19

DEBORAH L. BISSELL NOTARY PUBLIC STATE OF TENNESSEE PERRY COUNTY My Commission Expires APRIL 28, 2019

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Katherine Paxton and Matthew Colby Paxton 2812 Sherbourne Ave., Nashville, TN 37204	New Owner	130-15-0-006

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, **Betty Kornman Werthan, unmarried widow**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Katherine Paxton and Matthew Colby Paxton, 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. 13 on the Plan of Chickering Hills, Section 1, as of record in Book 2331, page 8, Register's Office for Davidson County, Tennessee.

Said Lot No. 13 fronts 185 feet on the southwesterly side of Beekman Drive and extends back 321.28 feet on the northwesterly line and 299.87 feet on the southeasterly line to a dead line, measuring 196.17 feet thereon.

Being the same property conveyed to Betty Kornman Werthan by Quitclaim Deed from Bernard Werthan, Jr., dated November 6, 1990, recorded November 8, 1990, of record in Book 8234, page 234, Register's Office for Davidson County, Tennessee, and further, being the same property conveyed to Bernard Werthan, Jr. by Warranty Deed from W. L. Bainbridge, Jr., individually, and Julia W. Bainbridge, his wife, dated January 27, 1955, recorded January 28, 1955, of record in Book 2341, page 15, said Register's Office.

This Instrument executed on behalf of Betty Kornman Werthan ("Principal") by Anthony Louis Werthan pursuant to the Power of Attorney of record in Instrument Number 201807030064728, 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: **4309 Beekman Drive, Nashville, TN 37215.**

This conveyance is made subject to 1) Property taxes for the year 2018 a lien not yet due and payable. Said 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 3rd day of July, 2018.

GRANTOR:

Betty Kornman Werthan by Anthony Louis Werthan her Attorney-in-Fact

Betty Kornman Werthan by Anthony Louis Werthan, her Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Anthony Louis Werthan the within named bargainor(s), 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 Betty Kornman Werthan ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 3rd day of July, 2018.

Deborah Bissell

Notary Public
My Commission expires: 4-28-19

DEBORAH L. BISSELL
NOTARY PUBLIC
STATE OF TENNESSEE
PERRY COUNTY
My Commission Expires APRIL 28, 2019

EXHIBIT "A"
TO Warranty Deed
From: Betty Kornman Werthan
To: Katherine Paxton and Matthew Colby Paxton

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- Anthony Louis Werthan

WITNESS my hand and seal at office this 3rd day of July, 2018.

Notary Public
My Commission Expires: 4-28-19

DEBORAH L. BISSELL
NOTARY PUBLIC
STATE OF TENNESSEE
PERRY COUNTY
My Commission Expires APRIL 28, 2019

True Copy Certification

I, Christopher M Corriveau, do herby make oath that I am a licensed attorney and/or the Custodian of the electronic version of the attached document tendered for registration herewith And that this a true and correct copy of the original document executed and authenticated According to law.

Signature

State of Tennessee

Count of Davidson

Personally, appeared before me, Amanda Vaughn, a notary public for this county and state, Christopher M Corriveau, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/5/2020

Notary's Seal (if on Paper)

AMANDA VAUGHN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY