Record & Return to:

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

File Number: 1-18-2236

Bill Garrett Davidson County
Batch# 116323 DEEDWARR
07/13/2018 12:30:30 PM 4 pgs
Fees: $23.00 Taxes: $1,020.83
20180713-0068211

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $275,900.00

Affiant

Subscribed and sworn to before me, this the 11th 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)
Stephen C. Carey and Victoria M. Carey 106 Lorraine Avenue Nashville, TN 37207	Gardner Financial Services, LTD, dba Legacy Mutual Mortgage 3503 Paesanos Parkway San Antonio, TX 78231	060-16-0-020.00

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, **Josiah Trandahl and Madelyn Trandahl, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Stephen C. Carey and Victoria M. Carey, 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. 17 on the Plan of Capitol View Subdivision, of record in Plat Book 974, Pages 52 and 53, said Register's Office for said County.

Said Lot No. 17 fronts 75 feet on the Southerly margin of Lorraine Avenue and extends back 191.8 feet on the Easterly line and 190.8 feet on the Westerly line to a dead line in the rear, measuring 75 feet thereon.

Being the same property conveyed to Josiah Trandahl and Madelyn Trandahl, husband and wife by Warranty Deed from Madison L. Martin and husband, Brian D. Martin, recorded on the 19th day of December, 2013 in Instrument No. 20131219-0128412, in the Register's Office of Davidson County, Tennessee.

This Instrument executed on behalf of _____ ("Principal") by _____ pursuant to the Power of Attorney of record in Book _____, Page _____, or Instrument Number _____201807130068210_____, 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: **106 Lorraine Avenue, Nashville, TN 37207.**

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 11th day of July, 2018.

GRANTOR:

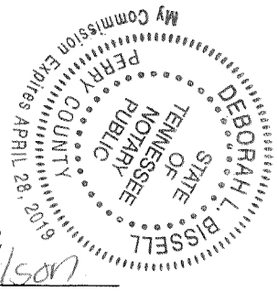
Josiah Trandahl by Madelyn Trandahl, his attorney-in-fact
Josiah Trandahl by Madelyn Trandahl, his attorney-in-fact

Madelyn Trandahl
Madelyn Trandahl

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Josiah Trandahl and Madelyn Trandahl, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 11th day of July, 2018.



Notary Public
My Commission expires: 4-28-19

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Madelyn Trandahl 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 Josiah Trandahl ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 11th day of July, 2018.

Notary Public
My Commission expires: 4-28-19

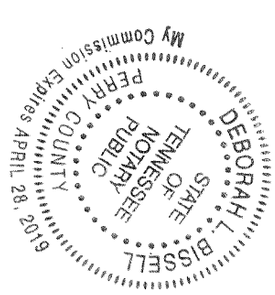


EXHIBIT "A"
TO Warranty Deed
From: Josiah Trandahl and Madelyn Trandahl
To: Stephen C. Carey and Victoria M. Carey

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.

Madelyn Trandahl
Affiant

WITNESS my hand and seal at office this 11th 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.

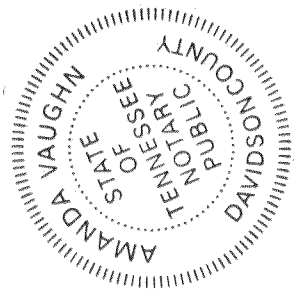
Signature

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)