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

File Number: 1-18-3019

Karen Y Johnson Davidson County
Batch# 155211 DEEDWARR
10/30/2018 03:02:30 PM 5 pgs
Fees: $28.00 Taxes: $1,424.50
20181030-0107500

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $385,000.00

Affiant

Subscribed and sworn to before me, this the 26th day of October, 2018

Notary Public
My Commission Expires: 9-24-22

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Michael Morey<br>159 Antioch Pike<br>Nashville, TN 37211 | NBKC Bank<br>8320 Ward Pakway<br>Kansas City, MO 64114 | 133-03-0-076 |

# 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, **Emma Esquibel, a married woman, and Jeffrey Scot Hunter, a married man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Michael Morey, a single man**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, attached as Exhibit "A" to the Warranty Deed.

This property is not a primary residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This Instrument executed on behalf of Jeffrey Scot Hunter ("Principal") by Emma Esquibel pursuant to the Power of Attorney of record in Instrument Number 201810300107498, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "B" to this instrument and incorporated herein by reference.

This is improved property located at: **159 Antioch Pike, Nashville, TN 37211.**

This conveyance is made subject to 1) Property taxes for the year 2019 a lien not yet due and payable. The 2018 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor 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 26th day of October, 2018.

GRANTOR:

Emma Esquibel

Jeffrey Scot Hunter by Emma Esquibel as his Attorney-in-Fact

Jeffrey Scot Hunter by Emma Esquibel as his Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Emma Esquibel, 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 she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 26th day of October, 2018.

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-24-22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Emma Esquibel, 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 Jeffrey Scot Hunter ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 26th day of October, 2018.

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-24-22

# EXHIBIT "A"
## Property Legal Description

LAND LOCATED IN THE 16TH COUNCIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE ON THE SOUTHERLY MARGIN OF ANTIOCH PIKE, 50.28 FEET WEST OF THE R.O.W. RETURN OF SAID ANTIOCH PIKE AND COLBY DRIVE, SAID LAND BEING A PART OF LOT NO. 28 ON THE PLAN OF HINCHEY PETWAY PROPERTY OF RECORD IN MINUTE BOOK "I", PAGE 442, CHANCERY COURT AT NASHVILLE DESCRIBED MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT AN IRON ROD (OLD) ON THE SOUTHERLY MARGIN OF ANTIOCH PIKE (60' WIDE PUBLIC R.O.W.), SAID ROD BEING LOCATED S 88°42'51" W 50.28 FEET FROM THE R.O.W. RETURN OF SAID ANTIOCH PIKE AND COLBY DRIVE AND BEING THE NORTHWEST CORNER OF THE JOHN F. COLLINS PROPERTY (BOOK 4249, PAGE 360 R.O.D.C., TN AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND WHICH IS IDENTIFIED AS "SECOND TRACT" IN INSTRUMENT # 20160219-0015768 R.O.D.C., TN; THENCE LEAVING SAID SOUTHERLY MARGIN OF ANTIOCH PIKE WITH SAID COLLINS 01°21'22" W 238.77 FEET TO AN IRON ROD (NEW) IN THE NORTHERLY LINE OF LOT 10, GLENCOE ACRES, SECTION 3 OWNED BY NEYLAND PROPERTIES, LLC (INSTRUMENT #20140602-0047454 R.O.D.C., TN) AT SAID COLLINS SOUTHWEST CORNER; THENCE WITH THE NORTHERLY LINE OF SAID LOT 10 S 88°59'48" W 54.80 FEET TO AN IRON ROD (NEW) AT THE SOUTHEAST CORNER OF A TRACT OF LAND IDENTIFIED AS "FIRST TRACT" IN INSTRUMENT # 20160219-0015768 R.O.D.C., TN OWNED BY EMMA ESQUIBEL AND JEFFREY SCOT HUNTER; THENCE WITH SAID ESQUIBEL / HUNTER N 01°18'39" E 238.49 FEET TO AN IRON ROD (NEW) ON SAID SOUTHERLY MARGIN OF ANTIOCH PIKE; THENCE WITH SAID SOUTHERLY MARGIN N 88°42'51" E 55.00 FEET TO THE POINT OF BEGINNING THE DESCRIBED TRACT OF LAND CONTAINING 13088.54 S.F. OR 0.30 ACRES MORE OR LESS AS DESCRIBED BY A SURVEY DATED 10-10-2018 BY CAMPBELL, McRAE & ASSOCIATES,SURVEYING. INC. P.O. BX. 41153, NASHVILLE, TN 37204 CERTIFIED BY JOHN HOOD TN. R.L.S.#1838

Being part of the same property conveyed to Emma Esquibel, a married woman, and Jeffrey Scot Hunter, a married man, as tenants in common by Warranty Deed from Janis Baird Sontany, James Douglas Baird, Betty Jean Baird, Jo Anne Baird Corbitt and Joyce Lynne Baird Blanks, sole heirs at law of Rachel J. Baird, dated February 16, 2016, recorded February 19, 2016, of record in Instrument No. 20160219-0015768, Register's Office for Davidson County, Tennessee.

Map/Parcel: 133-03-0-076



201810300107500

EXHIBIT "B"
TO Warranty Deed
From: Emma Esquibel and Jeffrey Scot Hunter
To: Michael Morey

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

WITNESS my hand and seal at office this 26th day of October, 2018.

Notary Public
My Commission Expires: 07-24-22

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY



201810300107500

# 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

AMANDA VAUGHN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires: 5/5/2020

Notary's Seal (if on Paper)