THIS INSTRUMENT WAS PREPARED AT THE REQUEST OF GRANTOR WITHOUT THE BENEFIT OF TITLE SEARCH OR SURVEY BY: Larry B. Hoover

ADDRESS NEW OWNERS:
Harry Armstrong
206 Rosehill Drive
Goodlettsville TN 37072

MORTGAGE: None

SEND TAX BILLS:
Same as Above

Karen Johnson Davidson County
Batch# 185870 DEEDQC
01/18/2019 10:31:37 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20190118-0005382

MAP-PARCEL:
069 04 0 176.00

PROPERTY ADDRESS
112 East Fairview Drive
Nashville TN 37218

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ONE and NO/100 DOLLARS ($1.00), cash in hand paid by the hereinafter named Grantee, in consideration of the parties, and for other good and valuable consideration, the receipt of all of which is expressly acknowledged, I, Keith Neal, as attorney in fact for Esther W. Neal, as per the attached Power of Attorney, hereinafter called the Grantor, have bargained and sold and do hereby quitclaim and convey unto Harry Armstrong, (Grantee), a married man, heirs, successors and assigns, my right, title and interest in and to the following described parcel of land located at 112 East Fairview Drive, Nashville Tennessee 37218 in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 81 on the plan of Haynes Park Subdivision, Section 2, as of record in Book 4460, page51, Register's Office for Davidson County, Tennessee.

Said Lot NO. 81 fronts 89.55 feet on the northerly side of East Fairview Drive and runs back between lines, 144.04 feet on the easterly side and 103 feet on the westerly side to a line at the rear on which it measures 97.37 feet thereon.

Being part of the same property conveyed to W. L. Bainbridge Company by deed from E. B. Smith, Jr., et als of record in Book 4451, page 194, said Register's Office.

Being part of the same property conveyed to Clarence A. Neal and Esther W. Neal, a married couple, on June 12, 1973, herein by Warranty Deed of record at Book 4718, Page 612 in said Register's Office. Clarence a. Neal having died on May 28, 1984.

This conveyance is subject to: (1) any and all restrictions and easements; (2) zoning regulations; (3) taxes that have been assumed by the Grantee herein.

IN WITNESS WHEREOF, I have hereunto set my hand this the 17 day of JAN, 2019.

Keith Neal, as attorney in fact for
Esther Neal

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, Lisa A. Miller Notary Public, the within named Keith Neal, as attorney in fact for Esther Neal, the bargainer with whom I am personally acquainted or was proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

SWORN and SUBSCRIBED to before me on this the 17 day of January, 2019.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 7-9-2022

LISA A MILLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES:
JULY 9, 2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is ($0.00).

Keith Neal, affiant and attorney in fact for
Esther Neal

SWORN and SUBSCRIBED to before me on this the 17th day of January, 2019.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 7-9-2022

LISA A MILLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES:
JULY 9, 2022

POWER OF ATTORNEY

KNOWN ALL MEN BY THESE PRESENTS, that I, **ESTHER WOODSON NEAL** of 112 East Fairview Drive, Nashville, TN 37218 have made, constitute and appointed, and do hereby make, constitute and appoint my son, Keith Neal of 405 Vailview Drive Nashville, TN 37207, my true and lawful attorney for me and in my name and on my behalf to:

Receive and receipt for any and all sums of money or payments due to become due to me;

Deposit in my name in any bank or banks, satisfactory to my said attorney, any and all monies collected and received by me; and to withdraw such funds at any time by check, draft, or order;

Pay any and all bills, accounts, claims, and demands, or make compromises thereof, now or hereafter payable by me;

Transact all business, make, execute, and acknowledge all types and forms of contracts, orders, deeds, bills of sale, writings and instruments, which may be requisite or proper to effectuate any matter or thing pertaining to or belonging to me, including the right to invest or reinvest any funds or securities or evidence of indebtedness owned by me, in any type of security deemed advisable by my attorney, to transfer such securities by endorsement, or otherwise;

Sell, pledge, or mortgage any of my property, real, personal, or mixed, and to receive the proceeds of any such sale, pledge, or mortgage and to disburse any such proceeds without condition or limitation;

Execute, renew, or extend promissory notes in my name with or without collateral, and to negotiate or re-negotiate the terms of such notes; with power to give a power of sale of collateral in the event of default under the terms of such notes;

Endorse for redemption and receive cash proceeds from any United States Government securities owned by me, to execute any forms, receipts, or releases which may be required by any fiscal agent of the United States Government;

Vote any stock or other corporate interests which I may own, either in person or by proxy;

Collect rentals, and if such rentals are in default, to take any and all steps which may be necessary to obtain possession or any other rights available to me;

Receive and receipt for royalties or any other type of benefit payments arising out of the lease of land or any mineral or other interests therein;

Receive cash and endorse checks, notes, and accept drafts and deposit all of such proceeds to my credit, and to draw checks in my name upon any bank accounts or savings accounts;

Deal with all matters of insurance coverage upon any real estate which I may own, and to take any and all action necessary, proper, or desirable which my attorney, in her discretion, may decide to take;

Execute proofs of loss and receive and receipt for any insurance payments, whether accident, health, fire, casualty, or other type of insurance;

Execute leases for any period of time and upon any terms and conditions which my attorney may consider advisable;

Execute and deliver in my name deeds containing covenants of general warranty to any real estate which I may own or in which I may have an interest and execute mortgages or deeds of trust containing powers of sale upon any such real property or interests therein;

Complete or enter into any contracts for the sale or lease of real estate, including oil, gas, coal, limestone, or other royalty or lease contracts or division orders, unitization agreements, boundary or easement agreements, or any other type of contract related to real estate or interests therein;

Satisfy any mortgages or deeds of trust which may be required;

Enter safe deposit boxes;

Execute in my name and on my behalf any and all reports, returns, extensions, claims, waivers, settlements, pleadings, orders and any and all other agreements, contracts, documents, or papers which may be necessary, desirable, or advisable, in the exercise of her discretion, to be filed with the Treasury Department, the Internal Revenue Service, the Tax Court of the United States, the United States District Court, the United States Court of Claims, the Department of Justice, the United States Court of Appeals, and any other related Department, Board, Agency, or Court, or the successors to any of these having supervision, administration, or jurisdiction over any matters relating to taxation under the income tax laws or any other of the laws or regulations of the United States of America, or of its Departments as aforesaid; and in furtherance thereof, my said attorney is hereby given the right to select and appoint an attorney or attorneys and an accountant or accountants to appear and represent me in any such matter, proceeding, or court upon the forms prescribed by said Department, Division, or Court; and

Execute and file pleadings in my name in Courts of the United States and of the State of Tennessee, or of any other state in any litigation in which I appear or should

appear as either a party plaintiff or a party defendant, and to pass upon the content of such pleadings, including the right to pursue any such litigation to judgment and through appeal procedures if deemed advisable by him, or to terminate any such litigation upon any terms which he may consider desirable, and in connection with such litigation, to engage the services of attorneys in my name and on my behalf, and to agree upon their compensation, to be paid out of my assets.

All with the same force and effect, and to all intents and purposes as though I were personally present and acting for myself, and I do hereby ratify and confirm whatsoever my said attorney shall do by authority hereof.

It is the express purpose and intent of this power of attorney to create a durable power of attorney to my said attorney named above, without restriction or limitation, and the specification of particular matters hereinabove enumerated is not to be construed as a limitation upon the general power intended to be hereby extended to my said attorney nor shall this power of attorney be limited as to time.

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_____ 1. I expressly direct that this power of attorney shall be effective immediately upon the signing and notarizing of this document.

OR

_____ 2. I expressly direct that this power of attorney shall become effective only upon my disability or incapacity, either mental or physical.

And I, Esther Woodson Neal, do hereby ratify and confirm all whatsoever that my said attorney shall do, or cause to be done, by virtue of this power of attorney.

IN WITNESS WHEREOF, I have hereunto set my hand this the 18 day of May, 2016.

X _____

Esther Woodson Neal

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, _____, Notary Public, ESTHER WOODSON NEAL, with whom I am personally acquainted or was proven to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 18th day of May, 2016.

NOTARY PUBLIC
My commission expires: 26 January 2020

