WARRANTY DEED

Karen Johnson Davidson County
Batch# 195922 DEEDWARR
02/15/2019 11:58:43 AM 5 pgs
Fees: $28.00 Taxes: $1,258.00

20190215-0014246

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00.

Diedra D. Walker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 25th DAY OF January, 2019.

Notary Public

MY COMMISSION EXPIRES: 3/3/2019
(AFFIX SEAL)

KIMBRA SPANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Stone and Brittany Sever	LoanDepot.com	
(NAME) 371 Barrywood Dr.	(NAME) P.O. Box 6005	146 12 0 173.00
(ADDRESS) Nashville, TN 37211	(ADDRESS) Los Angeles, CA 90060-0005	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **LILLIAN S. MCDANIEL, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WILLIAM STONE, UNMARRIED MAN AND BRITTANY SEVER, UNMARRIED WOMAN, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 81 on the Resubdivision of a part of Crievewood, as of record in Book 2330, Page 90, Register's Office for said County.

Said Lot fronts 100 feet on the South side of Barrywood Drive and runs back 540.1 feet on the West line and 538.9 feet on the East line to a dead line in the rear on which it measures 46.7 feet.

Being the same property conveyed to Clemant J. McDaniel, Jr., and wife, Lillian S. McDaniel by Warranty Deed from William Russell Quattlebaum and wife, Betty S. Quattlebaum, recorded on the 7th day of June, 1961 in Deed Book 3226, Page 635, in the Register's Office of Davidson County, Tennessee. Clemant J. McDaniel, Jr. died on September 2, 2018, leaving Lillian S. McDaniel as sole surviving Tenant by the Entirety.

Lillian S. McDaniel and Lillian Theresa McDaniel are one and the same.

Power of Attorney of record in Instrument No. 20190111-0003127, said Register's Office. See attached Exhibit "A" Geriatric Consulting Group letter and Exhibit "B" Terri Edwards-Lee letter confirming disability.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 371 Barrywood Dr., Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 24 day of January, 2019.

Lillian S. McDaniel
by Vickie Dianne Hackworth,
Attorney in fact

LILLIAN S. MCDANIEL, BY: VICKIE DIANNE HACKWORTH, ATTORNEY IN FACT, PURSUANT TO POWER OF ATTORNEY OF RECORD IN INSTRUMENT NO. 20190111-0003127, SAID REGISTER'S OFFICE.

STATE OF _____

COUNTY OF _____

On this ____ day of January, 2019, before me personally appeared Vickie Dianne Hackworth, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Lillian S. McDaniel and acknowledged that she executed the same as the free act and deed of Lillian S. McDaniel.

Witness my hand and official seal at Nashville, Tennessee this _____ day of _____, 2019.

Commission expires:

_____
Notary Public

please see loose certificate

WELLS FARGO

All-purpose Acknowledgment California only

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Riverside

On 01/24/19 before me, Jezriel Mariah Garcia, a notary public (here insert name and title of the officer),

personally appeared Vickie Dianne Hackworth

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

JEZRIEL MARIAH GARCIA
COMM. #2222146
NOTARY PUBLIC - CALIFORNIA
RIVERSIDE COUNTY
My Commission Expires 11/17/2021

Notary Seal

WITNESS my hand and official seal.

Signature

For Bank Purposes Only

Description of Attached Document

Type or Title of Document Warranty Deed

Document Date 01/24/19 Number of Pages 2

Signer(s) Other Than Named Above none

FO01-000DSG5350CA-01

DSG5350CA (Rev 02 - 05/17)

Exhibit A

GERIATRIC
CONSULTING GROUP, PC
Dba Miller Health Group
166 E Main Street
Hendersonville, TN 37075
Phone: 615-822-3000 * Facsimile: 615-822-0073

Patient: Lillian Theresa McDaniel
DOB: 06/09/1937
Date: 11/20/2018

To Whom It May Concern:

Ms. Lillian McDaniel is a patient of Geriatric Consulting Group that resides at Southerland Place Assisted Living Facility and has recently begun being followed by our practice. Ms. McDaniel is being treated for Alzheimer's disease, Dementia with behavior disturbance, and failure to thrive. Due to the progressive nature of her dementia and current mental state, she lacks the ability to handle her own medical and financial affairs and requires someone to act on her behalf now and in the future. If further questions remain regarding this matter, please contact my office at the number listed above.

Sincerely,

Thomas B. Miller, MD

Exhibit B

CERTIFICATE OF PHYSICIAN ABOUT DISABILITY

[A copy of this certificate may be used on each occasion when a physician is asked to determine whether a person is disabled or no longer disabled.]

I am a physician licensed to practice medicine in the State of Tennessee, certify that I have examined LILLIAN THERESA McDANIEL and determined her or him to be *[specify one of the choices below with a checkmark or other sign]:*

☑ disabled and thus unable to transact affairs in her or his own behalf or make decisions for herself or himself.

☐ able to transact affairs in her or his own behalf or make decisions for herself or himself, and thus not disabled.

Terri Edwards-Lee MD
SIGNATURE OF PHYSICIAN

Terri Edwards-Lee MD
PRINTED NAME OF PHYSICIAN

Dated: 9/11/, 2018