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

File Number: 1-19-4474

Karen Johnson Davidson County
Batch# 255156 DEEDWARR
07/11/2019 09:00:21 AM 4 pgs
Fees: $23.00 Taxes: $1,622.45

20190711-0067500

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $438,500.00

Affiant

KIM MURRAY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Subscribed and sworn to before me, this the 9th day of July, 2019

Notary Public
My Commission Expires: 3/28/22

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Brandon Foltz, Emily Foltz, and Matthew Ricker 5404 Anchorage Drive Nashville, TN 37220	New Owners	160-03-005.00

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, we, **Melinda Finney Rigsby, Melissa F. Adkisson, Marlene F. Petty, Derek Daniel Finney, and Alec Philip Finney**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Brandon Foltz and Emily Foltz, Husband and Wife and Matthew Ricker, A Married Man**, hereinafter called the Grantee(s), 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. 307 on the Plan of Haileywood Estates, Section VIII-C, of record in Book 3106, Page 78, Register's Office, Davidson County, Tennessee, to which Plan reference is here made for a more complete legal description.

Being the same property conveyed by Warranty Deed from Wilburn L. Newsom and wife, Amber Newsom to William H. Finney, Jr. and wife, Maxine Finney, as recorded on the 21st day of January, 1986 in Deed Book 6766, Page 264, in the Register's Office of Davidson County, Tennessee. William H. Finney, Jr. died on June 4, 2010, leaving Maxine Finney as the surviving tenant by the entirety. Maxine Finney died on December 9, 2017, devising the property to Frances Malene Finney, Melinda Finney Rigsby, Gary Daniel Finney and Melissa Finney Atkisson, per stirpes. Gary Daniel Finney died on January 24, 2001, leaving two children, Derek Daniel Finney and Alec Philip Finney. The Last Will and Testament of Maxine Daniel Finney was admitted to probate in The Probate Court of Davidson County, Tennessee, Docket No. 18P-368.

This Instrument executed on behalf of Derek Daniel Finney ("Principal") by Melinda Finney Rigsby, pursuant to the Power of Attorney of record in Instrument Number 20190711-0067497, 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 Instrument executed on behalf of Alec Philip Finney ("Principal") by Melinda Finney Rigsby, pursuant to the Power of Attorney of record in Instrument Number 20190711-0067496, 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 Instrument executed on behalf of Melissa F. Adkisson ("Principal") by Melinda Finney Rigsby, pursuant to the Power of Attorney of record in Instrument Number 20190711-0067498, 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 property located at: **5404 Anchorage Drive, Nashville, TN 37220.**

This conveyance is made subject to 1) Property taxes for the year 2019 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 9th day of July, 2019.

GRANTOR:

Melinda Finney Rigsby

Melinda Finney Rigsby

Melissa F. Adkisson by Melinda Finney Rigsby, Attorney in Fact

Melissa F. Adkisson by Melinda Finney Rigsby, her Attonrey-In-Fact

Marlene F. Petty

Marlene F. Petty

Derek Daniel Finney by Melinda Finney Rigsby, Attorney in Fact

Derek Daniel Finney by Melinda Finney Rigsby, his Attorney-In-Fact

Alec Philip Finney by Melinda Finney Rigsby, Attorney in Fact

Alec Philip Finney by Melinda Finney Rigsby, his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Melinda Finney Rigsby and Marlene F. Petty, 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 they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 9th day of July, 2019.

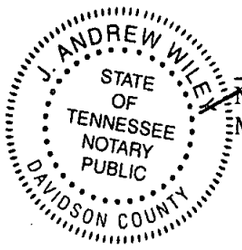
J. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: NOV 08 2021

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Melinda Finney Rigsby, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Derek Daniel Finney and that she is authorized by Derek Daniel Finney to execute this instrument on his behalf.

WITNESS my hand and seal at office this 9th day of July, 2019.

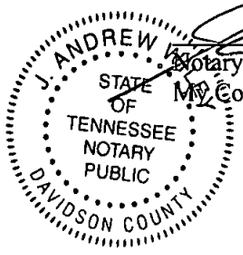


Notary Public
My Commission expires: NOV 0 8 2021

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Melinda Finney Rigsby, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Alec Philip Finney and that she is authorized by Alec Philip Finney to execute this instrument on his behalf.

WITNESS my hand and seal at office this 9th day of July, 2019.

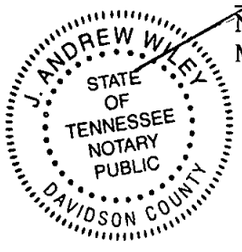


Notary Public
My Commission expires: NOV 0 8 2021

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Melinda Finney Rigsby, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Melissa F. Adkisson and that she is authorized by Melissa F. Adkisson to execute this instrument on her behalf.

WITNESS my hand and seal at office this 9th day of July, 2019.



Notary Public
My Commission expires: NOV 0 8 2021

EXHIBIT "A"
TO Warranty Deed
From: Melinda Finney Rigsby, Melissa F. Adkisson, Marlene F. Petty, Derek Daniel Finney, and Alec Philip Finney
To: Brandon Foltz, Emily Foltz, and Matthew Ricker

STATE OF TENNESSEE
COUNTY OF Williamson

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 9th day of July, 2019.

Notary Public
My Commission Expires: NOV 0 8 2021

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY