THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P21-30079

Karen Johnson Davidson County
Batch# 626187 **DEEDWARR**
04/30/2021 10:35:28 AM 5 pgs
Fees: $28.00 Taxes: $3,209.75

20210430-0058136

R. L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 867,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF April, 2021.

Notary Public

MY COMMISSION EXPIRES: Jan 8. 2024

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy R. Stafford and Andrea Harris Stafford	NEW OWNER	
225 Craighead Avenue		10413008700
Nashville, TN 37205		
(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, **John B. Harkey, Jr. and wife, Kathleen E. Harkey,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Timothy R. Stafford and wife, Andrea Harris Stafford,**

HEREINAFTER CALLED THE GRANTEE, HIS 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. 27 and the southerly 15 feet of Lot No. 28 in Myrtlewood, a plat of Bransford Realty Company's Subdivision of part of the S. W. Berger Property, as of record in Book 547, page 106, Register's Office for said County.

Said lot and part of said lot adjoin and front together 60 feet on the Westerly side of Craighead Avenue and run back between parallel lines, 210 feet to a dead line.

Being the same property conveyed to John B. Harkey, Jr., and wife, Kathleen E. Harkey by Warranty deed from Owen L. Dickerson and wife, Mary Isla Dickerson of record in Book 5357, page 943, Register's Office for Davidson County, Tennessee, dated October 26, 1978 and recorded on October 31, 1978.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **225 Craighead Avenue, Nashville, TN 37205.**

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.

Kathleen E. Harkey is also known as Kathleen Egerton Harkey, who has granted to John Bain Harkey, Jr., a Durable General Power of Attorney, which is attached to this Warranty Deed as Exhibit "A" and incorporated by this reference.

Witness our hands this the 19th day of April, 2021.

John B. Harkey, Jr.

John B. Harkey, Jr.

Kathleen E. Harkey by John B. Harkey, Jr., Attorney in fact

Kathleen E. Harkey John B. Harkey, Jr., Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **John B. Harkey, Jr.**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 19th day of April, 2021.

My Commission expires: Jan 8. 2024

Notary Public

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, **John B. Harkey, Jr.**, to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument on behalf of **Kathleen E. Harkey**, and who acknowledged thats he executed the same as the free act and deed of **Kathleen E. Harkey.**

Witness my hand and official seal this the 19th day of April, 2021.

My Commission expires: Jan 8. 2024

Notary Public

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSE

EXHIBIT A

THIS INSTRUMENT PREPARED BY:

M. Allison Thompson
Thompson Law Office PLLC
4525 Harding Pike, Suite 200
Nashville, Tennessee 37205

GENERAL DURABLE POWER OF ATTORNEY

I, KATHLEEN EGERTON HARKEY, now residing in Nashville, Davidson County, Tennessee, do hereby constitute and appoint my husband, JOHN BAIN HARKEY, JR., to be my true and lawful attorney-in-fact, with full power to generally manage and look after all of my property, financial interests and business affairs of every kind and character.

1. Successor Attorney-in-Fact. If the attorney-in-fact appointed herein dies, becomes incapacitated, or refuses to serve or continue to serve, I appoint my children, WILMOT BAIN HARKEY and KATHLEEN HARKEY KENNEY, acting jointly, to be my successor attorneys-in-fact.

2. Durable Power of Attorney. This power of attorney shall be effective immediately and shall not be affected by my subsequent disability or incapacity.

3. Powers of my Attorney-in-fact. Without limiting the foregoing general grant of power and authority, I specifically empower and authorize my attorney-in-fact for me and in my name, place and behalf, to exercise all or any of the powers set forth in Tennessee Code Annotated § 34-6-109, as from time to time amended, to the extent applicable, the provisions of which are incorporated herein by reference. In addition, my attorneys-in-fact shall have the following specifically enumerated powers:

A. To ask, demand, collect, endorse where required, and receive all such checks, funds, debts, accounts, bequests, insurance, and all other benefits and demands whatsoever as are now or shall hereafter become due, owing, payable or belonging to me, from whatever source, and to have, use and take all lawful means in my name or otherwise for the recovery thereof, by suit or otherwise, and to compromise with respect to and give acquittance or releases and discharges for the same;

B. To purchase, rent, and otherwise acquire, and to sell, transfer, convey, lease, mortgage, pledge and otherwise dispose of or grant security interests in, and to contract for and with respect to, any form or type of real or personal property or interest in property;

C. To make deposits to, draw checks on or otherwise make withdrawals from any bank account or savings or loan account or other cash account in my name; and to enter and have free access to any safe deposit box in my name for the purpose of adding property thereto or removing property therefrom;

D. To subscribe for, purchase, sell, assign, pledge, endorse, or transfer any stocks, bonds, commercial paper, bank acceptance or any other security or negotiable

instrument and collect the income there from;

E. To prepare or arrange for and sign any income or other tax return and make payment of any tax, and to arrange for and maintain any form of insurance;

F. To make annual gifts, grants or contributions to those charitable organizations to which I have previously made contributions, but not in excess of the annual amounts previously given by me to each charitable organization, so long as such gifts qualify for the federal income tax charitable deduction;

G. To make annual gifts to my children and grandchildren, but not in excess of the applicable federal annual exclusion from federal gift tax as to each donee;

H. And to generally exercise the same control and power over all of my property and interests that I have or could exercise in person. And for these purposes, I empower my said attorneys-in-fact to execute, acknowledge and deliver for me and in my name all such contracts, releases, receipts, checks and other instruments as my attorneys-in-fact deem proper.

4. Third Party Reliance. No person who relies upon any representation my attorney-in-fact may make regarding the scope of his or her authority under this document, the fact that the document has not been revoked, or the fact that he or she continues to serve as my agent, shall incur any liability to me, my estate or my heirs, successors or assigns for permitting my attorney-in-fact to exercise any power granted to him or her, nor shall any person dealing with my said attorney-in-fact be responsible for proper application of funds or property by my attorney-in-fact.

5. Effective Immediately. I hereby expressly provide that this power of attorney shall become effective immediately and shall not be affected by my subsequent disability or incapacity, to the maximum extent provided by Tennessee Code Annotated § 34-6-101 et seq., or any other applicable law, it being my intent to create a general durable power of attorney.

6. Medical treatment decisions not authorized. Nothing contained in this instrument shall authorize my attorneys-in-fact to make any "health care decisions" as defined in Tennessee Code Annotated §34-6-201, for me or on my behalf, except as incidental to decisions regarding property and finances. Any authority which I may at any time grant to any party regarding "health care decisions" shall be granted by a separate instrument and any such authority shall not be limited or affected by anything contained in this Power of Attorney.

7. Nomination of Conservator. If I am found by a court of competent jurisdiction to be unable to manage some or all aspects of my personal care or financial affairs, then I nominate the attorney-in-fact appointed herein to serve as Conservator of my person and my estate.

8. Revocation and Amendment. I revoke all prior General Durable Powers

of Attorney that I may have executed, and I retain the right to revoke or amend this Power of Attorney and to substitute other attorneys-in-fact in place of the attorneys-in-fact appointed herein. Amendments to the Power of Attorney shall be made in writing by me personally, and they shall be attached to the original of this Power of Attorney. If this instrument has been recorded in the public records then the instrument of revocation, amendment or removal shall be filed or recorded in the same public records.

9. Ratification of Actions of Attorney-in-fact. I hereby give and grant unto my said attorney-in-fact, full power and authority to do and perform every act necessary, requisite or proper to be done in and about the premises as fully as I might or could do if personally present, and I hereby ratify and confirm all that my said attorney-in-fact shall lawfully do or cause to be done by virtue hereof.

IN WITNESS WHEREOF, I have hereunto signed my name, this 10 day of December, 2014.

Kathleen Egerton Harkey

Kathleen Egerton Harkey

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Kathleen Egerton Harkey, the within named bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal of office in Nashville, Tennessee, this 10th day of December, 2014.

M. Allison Thompson

Notary Public

My Commission Expires: 7/2/2018

M. ALLISON THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-2-2018