This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-16408-MC

Karen Johnson Davidson County
Batch# 839021 DEEDWARR
04/13/2022 11:28:38 AM 3 pgs
Fees: $18.00 Taxes: $1,868.13

20220413-0042838

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $504,900.00.

Kathy Goodson
Affiant

SHERRI KELLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this the 14th day of April, 2022.

Notary Public
My Commission Expires: 11/6/2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Andrew T. Crane 216 Cedar Place Row Nashville, TN 37221	NEW OWNER	114 15 0A 009.00

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 consideration, the receipt of which is hereby acknowledged, I/we, **Marion-Converse Cody Webb and Hayley Cole Webb aka Haley Cole Webb, husband and wife and Marion E. Webb, an unmarried man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Andrew T. Crane, 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, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 9, on the Plan of Cedar Place Community, A Planned Unit Development (with Private Elements), filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20140918-0085685, as amended in Instrument No. 20141008-0093372, as corrected in Instrument No. 20141112-0104513, as amended in Instrument No. 20150319-0023886, in the Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Marion-Converse Cody Webb and Haley Cole Webb and Marion E. Webb, by Special Warranty Deed from Dalamar Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20170726-0075829, in the Register's Office of Davidson County, Tennessee, dated July 24, 2017 and recorded on July 26, 2017.

This Instrument executed on behalf of Marion E. Webb ("Principal") by pursuant to the Power of Attorney of record in Instrument Number _____, 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.

Hayley Cole Webb and Haley Cole Webb is one and the same person.

This is ☒ improved or ☐ unimproved property located at: **216 Cedar Place Row, Nashville, TN 37221**

This conveyance is made subject to 1) Property taxes for the year 2022 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 ~~14th~~ 12th day of April, 2022.

MCCW
HCW
MEW by MCCW, AIF

GRANTOR:

Marion-Converse Cody Webb

Hayley Cole Webb aka Haley Cole Webb

Marion E. Webb by Marion-Converse Cody Webb, Attorney-In-Fact

Marion E. Webb by Marion-Converse Cody Webb, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Marion-Converse Cody Webb and Hayley Cole Webb,** 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 ~~14th~~ 12th day of April, 2022. JM

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared 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 **Marion E. Webb** ("Principal"), **Marion-Converse Cody Webb** as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this ~~14th~~ 12th day of April, 2022. JM

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

EXHIBIT "A"
TO Warranty Deed
From: Marion-Converse Cody Webb, Hayley Cole Webb, and Marion E. Webb
To: Andrew T. Crane

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.

Marion Converse Cody Webb
Affiant

WITNESS my hand and seal at office this 14th JM day of April, 2022.

Notary Public
My Commission Expires: 11-6-2024

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY