THIS INSTRUMENT PREPARED BY:
David B. Herbert
Bailey, Harbert & Grenimer
1st Floor, Noel Place
200 Fourth Avenue North
Nashville, TN 37219-2376

To Bk 436

WARRANTY DEED

MAP, PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
64-3-B-90 CO	Mr/Mrs Joe L. Powers	Mr/Mrs Joe L. Powers 1133 Safety Harbor Cove Old Hickory, Tn37138
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO
	1133 Safety Harbor Cove	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

BOOK 9906 PG 420

96 JAN -2 PM 4:09
DAVIDSON COUNTY, TN.

IDENTIF. + REFERENCE 0137266

KENDALL J. DAVIS AND WIFE, ROBIN REBECCA DAVIS
hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JOE L. POWERS AND WIFE, SANDRA J. POWERS

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, _____ State of Tennessee, described as follows:

Being Lot No. 244, Phase Six, Section One, Brandywine Pointe, as of record in Book 7900, page 805, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kendall J. Davis and Tammy Davis Vaughn, by quitclaim deed from Joe L. Powers and wife, Sandra J. Powers, and the same property conveyed to Kendall J. Davis, by quitclaim deed from Tammy Davis Vaughn and husband James R. Vaughn as of record in Book 9906, page 418, Register's Office for Davidson County, Tennessee.

This conveyance is being conveyed subject to any and all zoning regulations, building restriction, setback lines, if any, and easements and rights of way for public utilities applicable to this property and all matters shown on the recorded plan referred to above.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor Covenants with the Grantee, that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

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, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 28 day of December, 1995.

Kendall J. Davis

Robin Rebecca Davis

Kendall J. Davis

Robin Rebecca Davis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named

Kendall J. Davis and wife, Robin Rebecca Davis

the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 28th day of December, 19 95.

My commission expires: 1-25-97

Notary Public

STATE OF _____

COUNTY OF _____

BOOK 9906 PG 421

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named

_____ the bargainor(s), with whom I am personally aquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____,

this, the _____ day of _____, 19 _____.

My commission expires:

3932 01/02 0101 03CHECK 1740.00

Notary Public

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OF VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 468,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF Dec., 1995 MY COMMISSION EXPIRES: 1-25-97

(AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM
KENDALL J. DAVIS AND
ROBIN REBECCA DAVIS

TO
JOE L. POWERS AND WIFE,
SANDRA J. POWERS

ORTALE, KELLEY, HERBERT & CRAWFORD
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared

_____ and _____,

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged _____ to be the _____ and _____ respectively, of _____, a corporation, the bargainor, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19 _____.

My commission expires:

_____
Notary Public



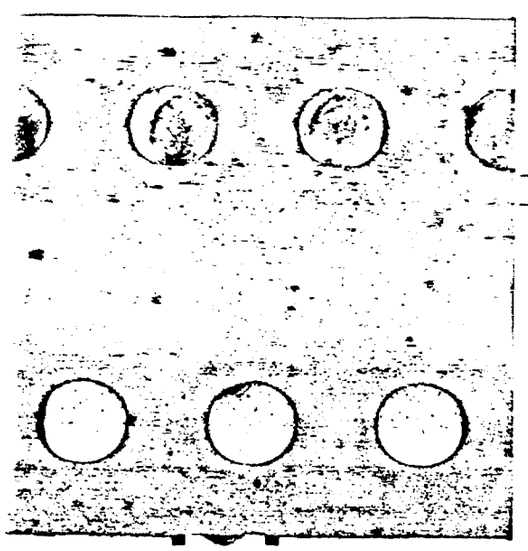
OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9906PG422

CO - CONVEYANCE		CC - CERTIFIED COPY		MISC - MISCELLANEOUS	
MO - MORTGAGE		REL - RELEASE		CO TX - STATE TAX CONVEY	
WD - WARRANTY DEED		UCC - UNIFORM COMMERCIAL CODE		MO TX - STATE TAX MORT	
TD - TRUST DEED				PRFEE - PROBATE FEE	
DATE	SYMBOL	VALUATION	TAX AND FEES		TOTAL PAID



CAMT
468000.00
CON TX 1731.60
PRFEE 1.00
WDEED 8.00
TOTAL 1740.60
PAID 1740.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01 15:11 0001 3932

0137266
IDENTIF. & REFERENCE

95 JAN -2 PM 1:09
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 992302