WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Clint M. Reed
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27TH DAY OF JULY, 2004.

Notary Public

MY COMMISSION EXPIRES: July 21, 2007.
(AFFIX SEAL)

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

My Commission Expires JULY 21, 2007

THIS INSTRUMENT WAS PREPARED BY
Michael J. Philbin, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clint M. Reed	Clint M. Reed	131-5-C-201CO
(NAME)	(NAME)	
201 Cheswick Court	201 Cheswick Court	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37215	
(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, **JEFFREY O. POWELL**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CLINT M. REED AND WIFE, BRENDA R. REED,** 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:

A certain condominium unit in Davidson County, Tennessee, described as follows: Unit No. 201, in a Horizontal Property Regime as shown on the condominium site plan of Hillsborough Condominiums, as of record in Book 6250, page 699, and as shown as Exhibit "B" of the Master Deed of Record in Book 6822, page 746, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Jeffrey O. Powell and wife, Ruth E. Ross-Powell by deed from First Tennessee Bank National Association of Record in Instrument No. 200005090046934 said Register's Office dated May 5, 2002 and further conveyed to Jeffrey O. Powell by Quitclaim Deed from Ruth E. Ross-Powell of record in Instrument No. 20030506-0059999 Register's Office for Davidson County, Tennessee dated April 30, 2003.

The conveyance is subject to any and all existing easements and restrictions of record and property taxes for the current year.

unimproved ☐

This is improved ☒ property, known as **201 Cheswick Court, Nashville, TN 37215**

(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 27th day of July, 2004.

Jeffrey O. Powell

Davidson County DEEDWARR
Recvd: 08/05/04 10:17 2pgs
Fees:13.00 Taxes:758.50

20040805-0094155

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 Jeffrey O. Powell, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 27th day of July, 2004.

Commission expires: July 21, 2007



My Commission Expires July 21, 2007

Shannon Philbin Notary Public