File No. 250200284

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF FEBRUARY, 2005.

Notary Public

MY COMMISSION EXPIRES: Aug. 20, 2007

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 03/01/05 11:13 2 pgs
Fees:13.00 Taxes:491.73

20050301-0022331

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tiffany A. Cannon	JP Morgan Chase Bank N.A.	Map 075-12-C-059.00
(NAME) 753 Tulip Grove Road Condominium 1203	(NAME) 4919 Memorial Hwy.	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Tampa, Florida 33634	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Derek B. Powell, and Wife, Samalynn Powell, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tiffany A. Cannon, unmarried, HEREINAFTER CALLED THE GRANTEE(S), HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 59, Parcel 1203 on the BROOKSIDE PARK Townhomes, Phase Two, a Horizontal Property Regime with private elements of record in Instrument No. 200010100100359, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Derek B. Powell, a single man by deed from NVR, Inc., A Virginia Corporation, Successor by merger to Fox Ridge Homes, Inc., of record in Instrument No. 20010406-0034064, Register's Office for said County.

Samalynn Powell joins in this conveyance to convey any and all rights she may have in this property.

Restrictive Covenants of record in Deed Book 11653, Page 251 and Instrument No. 200007180070532, Register's Office of said County.

By-Laws as shown of record in Deed Book 11653, Page 273, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Book 11653, Page 248, Register's Office for said County.

Easement to Metro Goverment as shown of record in Deed Book 4126, Page 977, Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 753 Tulip Grove Road Condominium 1203, Hermitage, TN 37076
(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, HER 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, HER 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/our hand(s) this 25th day of February, 2005.

Derek B Powell by Samalynn Powell atty in fact
Derek B. Powell

Samalynn Powell
Samalynn Powell

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Derek B. Powell, and Wife, Samalynn Powell, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 2/6/2005.

My Commission Expires: Aug 20, 2007

Notary Public

Notary Public At Large

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Derek B. Powell, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Samalynn Powell, as Attorney In Fact, under Power of Attorney bearing Inst. No. 20050301002336, Register's Office, Davidson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of Samlynn Powell, under said Power of Attorney.

Witness my hand and official seal at office in Mt. Juliet, Tennessee, this the 25th day of February, 2005.

My Commission Expires:
Aug. 20, 2007

Notary Public

Notary Public At Large

File Number: 250200284

RETURN TO:
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122