File No. 250300796

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $111,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF APRIL, 2005. Notary Public MY COMMISSION EXPIRES: October 22, 2005. 5/24/2008 (AFFIX SEAL)

SANDY MEYER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
124 1st Ave., S., Suite 102
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 04/13/05 14:04 2 pgs
Fees:13.00 Taxes:410.70
20050413-0041210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John R Powell	NEW OWNER	147-06-0-203.00
(NAME) 5009-5011 Edmondson Pike	(NAME)	
(ADDRESS) Nashville, TN 37211	(ADDRESS) ,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, I, **Mary Louise Keathley**, MARRIED, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John R Powell, a married man and Jeffrey M Powell, a single man**, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, HEREINAFTER CALLED THE GRANTEE(S), 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 all of Lot No. 262, on the Plan of Section Five, Caldwell Country Estates, as shown by plat appearing of record in Plat Book 3300, Page 16, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING DESCRIBED PROPERTY Being part of Lot No. 262 on the Plan of Caldwell Country Estates, Section 5, as of record in Book 3300, Page 16, Register's Office for said County, described as follows: Beginning at a point, said point being 25 feet west of the centerline of Edmondson Pike on the northern property line; thence along the western right-of-way line of Edmondson Pike along a curve to the right of radius 925 feet for 123.85 to a point; thence S 40° 38' W for 18.16 feet to a point; thence along a curve to the right of radius 25 feet for 39.27 feet to a point of the northern right-of-way line of Suter Drive, thence along said right-of-way line N 49° 22' w for 10 feet to a point; thence along a curve to the left of radius 30 feet for 47.12 feet to a point, thence N 40° 38' E for 13.16 feet to a point; thence along a curve to the left of radius 920 feet for 123.18 feet to a point on the northern property line of Parcel 203 on Map 147-6; thence along with property line S 57° 02' 17'' E for 5 feet to the point of beginning and containing an area of 892.38, square feet, more or less.

Being the same property conveyed to Mary Louise Keathley by Quitclaim Deed dated 10/08/1985 of record in Book 6686, Page 644, Register's Office for Davidson County, Tennessee.

This property is investment property and is not the marital residence of the Grantor or her spouse, Jerry W. Keathley.

Temporary Construction Easement as set out of record in Book 11461, Page 702; all matters shown on plat of record in Plat Book 3300, Page 16; all in the Register's Office for Davidson County, Tennessee.

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 5009-5011 Edmondson Pike, Nashville, TN 37211
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all

M.L.K.

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 8th day of April, 2005.

Mary Louise Keathley

Mary Louise Keathley

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Mary Louise Keathley the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 4/8/2005

Witness my hand at office this 8th day of March, 2005.

Commission expires: October 22, 2005

Barbara Hodge Notary Public

BARBARA T. HODGE NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN. MY COMM. EXP 10/22/05

File Number: 250300796

RETURN TO:

Southern Title Services
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Franklin, TN 37064