Davidson County DEEDWARR
Recvd: 06/16/06 11:15 2 pgs
Fees:13.00 Taxes:203.50
20060616-0071957

File No. 20060225

WARRANTY DEED

RACHEL ATKINSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF JUNE, 2006.

Notary Public

MY COMMISSION EXPIRES: 10/07/2009

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Boulevard, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The 2207 Weona Drive Trust	New Owner	84-10-56.00
(NAME) P.O. Box 791	(NAME)	
(ADDRESS) Joelton, TN 37080	(ADDRESS)	
(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, Fred C Powell, Jr. and wife, Gina C. Powell, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO The 2207 Weona Drive Trust, First Jordan, LLC, as Trustee, 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:

LAND in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 289 on the Plan of Maplecrest Subdivision, which is of record in Plat Book 1835, Pages 27 and 28, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Fred C. Powell and wife, Gina C. Powell by deed from Michael D. Ryan and wife, Patricia Ryan dated May 8, 1980 and filed for record in Book 5599, Page 803, in the Register's Office for Davidson County, Tennessee

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR.

unimproved ☐

This is improved ■ property, known as 2207 Weona Drive, Nashville, TN 37214
(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 our hands this 8th day of June, 2006.

Fred C. Powell, Jr.

Fred C. Powell, Jr.

Gina C. Powell

Gina C. Powell

File No. 20060225
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 Fred C. Powell, Jr. and wife, Gina C. Powell, 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 this 8th day of June, 2006.

Commission expires:

Notary Public

CHERYL TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 23, 2009