WARRANTY DEED

Notary Seal present, but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $98,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF SEPTEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES: October 24, 2010.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Forefront Title, LLC, 1484 Pleasant View, Woodbury, TN 37190

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth W. Powell	Countrywide Bank, FSB	133-07-0-215
(NAME)	(NAME)	
179 Wheeler Ave.	P. O. Box 961206	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Ft. Worth, TX 76161	
(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, The Bank of Nashville, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kenneth W. Powell, 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:

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 179 Wheeler Ave., 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 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 19th day of September, 2007.

The Bank of Nashville

By: Ashley Griffith, Offcr
Ashley Griffith

Davidson County DEEDWARR
Recvd: 10/02/07 13:44 2 pgs
Fees:13.00 Taxes:362.97
20071002-0117413

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned Notary Public in and for said county and state aforesaid, personally appeared Ashley Griffith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged herself to be the Special Assets Officer of The Bank of Nashville, a Tennessee banking corporation, the within named bargainor, a banking corporation, and that Ashley Griffith as such Special Assets Officer, being authorized so to do executed the foregoing instrument for the purposed therein contained by signing the name the Bank of Nashville by Ashley Griffith as such Special Assets Officer..

Witness my hand and official seal at Woodbury, Tennessee this 18th day of September, 2007.

My Commission expires: October 24, 2010

Notary Seal present, but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

Notary Public

EXHIBIT A

Lying and being in Davidson County, State of Tennessee, and being described as follows, to-wit:

Lot Number 7 on the Plan of Farley Heights, of record in Plat Book 2083, page 50, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a more complete and accurate legal description.

Being the same property conveyed to The Bank of Nashville by Substitute Trustee's Deed dated 8/22/06 of record in Instrument No. 20060830-0106985, Register's Office for Davidson County, Tennessee.

SUBJECT to any and all matters as shown on the plan of record in Plat Book 2083, page 50, Register's Office for Davidson County, Tennessee.