WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/05/09 15:01 2 pgs
Fees:13.00 Taxes:318.20

20090105-0000891

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 86,000.00

Joyce D. Power
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF December, 2008.

Notary Public

MY COMMISSION EXPIRES: 5-9-1

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC BRADLEY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Covenant Title & Escrow, LLC
100 N. Main Street
Goodlettsville, Tennessee 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David James Power	SAME	064-12-0A136.00
(NAME)	(NAME)	
136 Saddle Tree Drive		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.:

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **we/I**, Joyce D. Power , widow hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto David James Power and wife Deborah Lynn Power,, hereinafter called the GRANTEE, **his/her** 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 UNIT No. 136 , on the plan of Fox Run Condominium Apartments, according to the Master Deed of record in Book 4956, page 582 and Book 8510, page 92, in the Register's Office of Davidson County, Tennessee, and more particularly described in Plat Book 4860, Page 52, in the Register's Office of Davidson County, TN., to which plat reference is hereby made for a more particular description

Being the same property conveyed to Joyce D. Power by Deed of record in Book 9397, page 681, recorded 07/05/1994, Register's Office for Davidson County, TN .

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 136 Saddle Tree Drive , 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 GRANTEE, his/her heirs and assigns forever; and we do covenant with the said GRANTEE 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, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 26th day of December, 2008.

Joyce D. Power

Joyce D. Power

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Bradley

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joyce D. Power, the bargainor(s) 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 office this 26th of December, 2008.

My Commission Expires:
5-9-11

Notary Public

Commission expires: 5-9-11

Notary Public

DEBORAH P. WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
BRADLEY COUNTY