BILL GARRETT, Davidson County
Trans:T20090021774 DEEDWARR
Recvd: 04/02/09 09:41 3 pgs
Fees:18.00 Taxes:623.45



20090402-0029654

This document prepared by (and after recording return to):
Name: **William Davis, Attorney, P.C.**
Address: **219 Ward Circle, Ste 5**
City, State, Zip: **Brentwood, TN, 37027**
Phone: **615-369-0039**

--------Above This Line Reserved For Official Use Only----------

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Neal I. Power and wife, Addy Power,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these present do hereby transfer and convey unto **Cindy R. Thomas,** unmarried hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot 157 on the Plan of Highlands of Tulip Grove, Section 3, of record in Plat Book 4675, Page 140, register's office for said county, to which reference is made for a more complete description.

Being the same property conveyed to Neal I. Power and wife, Addy Power by Warranty Deed from Thom V. Bowker and wife, Sally H. Bowker by and through Katherine M. Bowker, attorney-in-fact, dated 08/25/06, filed for record on 09/13/06, recorded in Instrument No. 20060913-0113329, Register's Office for Davidson County, Tennessee.

MAP AND PARCEL: 75-8-191

This property is known as: **705 Dutchmans Ct., Hermitage, TN 37076**

SUBJECT to Restrictions of record in the instruments of record in Book 4049, Page 767, Book 5545, Page 321, Book 5020, Page 58 and Book 6017, Page 179 said Register's Office, the violation of which will not cause a reversion or forfeiture of title. Matters shown on the Plan of record in Plat Book 4675, Page 140, said Register's Office.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor(s) hand(s) this the 12th day of March, 2009.

Neal I. Power, Grantor

Addy Power, Grantor

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Neal I. Power and Addy Power, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 12th day of March, 2009.

NOTARY PUBLIC

My Commission Expires:
1/21/2013

W. WILLIAM DAVIS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

W. WILLIAM DAVIS
Notary Public
Williamson County, State of Tennessee
My Commission Expires January 21, 2013

Grantee(s) Name, Address:	Send Tax Statement To:
Cindy R. Thomas	
705 Dutchmans Ct.	New Owner
Hermitage, TN 37076	

State of TENNESSEE
County of Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$ 168,500.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 12 day of March, 2009.

Affiant

Carrie Tiesler
Type or Print Name

(Seal)

Notary Public

My commission expires:

7-2410

John Gleaves
Type or Print Name

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212