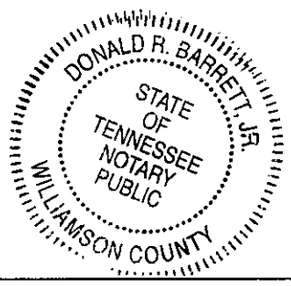
File No. 290800105

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

SUBSCRIBED AND SWORN TO BE FOREMED THIS THE 31ST DAY OF AUGUST, 2009.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 10/10/09

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Burt Powers	Burt Powers	14709002200
(NAME) 5035 MARCHANT DR.	(NAME) 5035 MARCHANT DR.	
(ADDRESS) NASHVILLE, TN 37211	(ADDRESS) NASHVILLE, TN 37211	
(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, WE, Michael Terry Myers and wife, Nancy B. Myers, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Burt Powers and wife, Kristina Powers, 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 the 6th Civil District of Davidson County, Tennessee, being Lot No. 72 on the Plan of Crievewood, of record in Book 2331, Page 99, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to MICHAEL TERRY MYERS AND WIFE, NANCY B. MYERS by deed from DANIEL J. KILLIAN AND WIFE, AMY C. KILLIAN of record in Instrument No. 19991229-0308270 on 11/30/1999 and filed for record on 12/29/1999, Register's Office for DAVIDSON County, Tennessee.

All matters as set forth per Plat Book 2331, Page 99, said Register's Office.

County of DAVIDSON taxes for the year 2009 and subsequent years, a lien not yet ascertainable, due or payable. Tax Parcel ID No. 14709002200

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 5035 Marchant Drive, 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 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.

BILL GARRETT, Davidson County
Trans:T20090060413 DEEDWARR
Recvd: 09/02/09 14:06 2 pgs
Fees:13.00 Taxes:1017.50
20090902-0082614

Witness my/our hands this 31st day of August, 2009.

Michael Terry Myers by Nancy B. Myers, Attorney in Fact

Nancy B. Myers

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Nancy B. Myers, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 8/31/2009.

Witness my hand at office this 31st day of August, 2009.

Commission expires: 10/10/09

Notary Public

DONALD R. BARRETT JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nancy B. Myers, with whom I am personally acquainted and show proved himself/herself to be the Attorney in fact of Michael Terry Myers, the bargainor, and who, being authorized to do so, acknowledged he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand at office this 31st day of August, 2009.

Commission expires: 10/10/09

Notary Public

DONALD R. BARRETT JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

File Number: 290800105

RETURN TO:
Sidwell Title
5107 Maryland Way
Brentwood, TN 37027