39-B

BILL GARRETT, Davidson County
Trans:T20090086485 DEEDWARR
Recvd: 12/23/09 14:45 3 pgs
Fees:18.00 Taxes:612.35
20091223-0116907

This Instrument Prepared By:
Harpeth Title, LLC
109 West Park Drive, Suite 150
Brentwood, TN 37027
H090734

**Send Tax Bills To:**
Regions Bank dba Regions Mortgage
2050 Parkway Office Circle
Birmingham, AL 35244

**New Owner is:**
Joshua Caleb Powell
1128 Howard Avenue
Nashville, TN 37216

MAP: 072-03-0

PARCEL: 184.00

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Ryan J. Kendrick, and Richard L. Kendrick,** hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Joshua Caleb Powell** , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Being the westerly 50 feet of Lot No. 137 on the Map of Inglewood Place, as of record in Book 332, page 101, Register's Office for said County.

Said Part of Lot No. 137 fronts 50 feet on the southerly side of Howard Avenue and runs back between parallel lines 205 feet to a dead line.

Being the same property conveyed to Ryan J. Kendrick, unmarried and Richard L. Kendrick, married, as joint tenants with right of survivorship, dated 6/29/06 and recorded 7/3/06 in Instrument Number 20060703-0079519, Register's Office for Davidson County, Tennessee.

The subject property was never used as the principal residence of the Richard L. Kendrick or his spouse.

This is **improved** property known as: 1128 Howard Avenue, Nashville, TN 37216

RJK RLK by RJK AIF

**Sellers Initials**

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been

prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 17 day of December, 2009.

GRANTOR:
Richard L. Kendrick
by Ryan Kendrick his Attorney in Fact

**Richard L. Kendrick by Ryan J.**

**Kendrick, his Attorney-in-Fact**

**Ryan J. Kendrick**

## ACKNOWLEDGEMENT

**STATE OF TENNESSEE )**
**COUNTY OF WILLIAMSON )**

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Ryan J. Kendrick**, with whom I am personally acquainted, or proved to me to on the basis of satisfactory evidence, and who upon oath acknowledged that he/she holds a valid power of attorney executed by **Richard L. Kendrick,** and acting under such power of attorney he/she executed the foregoing instrument for the purposes there in contained. Power of Attorney appearing of record in Instrument Number 20091223-0116906, of the said Register's Office of Davidson County, Tennessee.

Witness my hand and seal on this the 17 day of December, 2009.

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 23, 2010

**Notary Public**

My Commission Expires: _____

**STATE OF TENNESSEE** )
**COUNTY OF WILLIAMSON** )

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Ryan J. Kendrick**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 17 day of December, 2009.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 23, 2010

**Notary Public**
My Commission Expires:

**STATE OF TENNESSEE** )
**COUNTY OF** DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $165,500.00.

**Affiant**

**SWORN TO** and subscribed before me this 18th day of December, 2009.

NOTARY PUBLIC
My commission expires:
6-8-2012

LEE IRONS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.