WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JANUARY, 2010.

Notary Public

MY COMMISSION EXPIRES: 9/19/11
(AFFIX SEAL)

LORI BUIE
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tara N. Powell	new owner	136030CO5900CO
(NAME)	(NAME)	
3868 Priest Lake Drive		
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37217		
(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, Steve Terral, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tara N. Powell unmarried, and Jezel C. Huston unmarried,, 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:

Being Unit 17 of Heritage Village of Priest Lake Park Condominiums of record in Book 4860, page 98, said Register's Office, and by Master Deed of record in book 5097, page 855, as amended in Book 5192, page 243, said Register's Office to which reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Steve Terral, by deed of record in Instrument No. 20050725-0085879, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Terral by Robert Taylor as his Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. * _____, in the Register's Office for Davidson County, Tennessee.

*20100203000844 5

unimproved ☐

This is improved ☒ property, known as 3868 Priest Lake Drive, Nashville, TN 37217

(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.

BILL GARRETT, Davidson County
Trans:T20100006611 DEEDWARR
Recvd: 02/03/10 08:47 2 pgs
Fees:13.00 Taxes:370.00

20100203-0008446

Witness my hand this 29th day of January, 2010.

X Steve Terral by Robert Taylor his attorney in fact
Steve Terral by Robert Taylor, his attorney in fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 29th day of January, before me personally appeared Robert Taylor, the person who executed the foregoing instrument on behalf of Steve Terral and who acknowledged that he executed the same as the free act and deed of the said Steve Terral, through Power of Attorney granted he by the said Steve Terral.

Witness my hand and official seal at Nashville, Tennessee this 29th day of January, 2010.

Commission expires: 1-21-2013

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public