BILL GARRETT, Davidson County
Trans:T20100032048 DEEDWARR
Recvd: 05/27/10 13:51 2 pgs
Fees:13.00 Taxes:451.40
20100527-0041034

WARRANTY DEED

DONNA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

G-C21-10-741

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,000.00

Jerry N. Powell
Affiant

Subscribed and sworn to before me, this 20th DAY OF May, 2010.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerry N. Powell	Bank of America, N.A.	
741 Evergreen Trail (ADDRESS)	3011 Armory Drive, Suite 120 (ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Nashville, TN 37211 (CITY) (STATE) (ZIP)	062-04-0-005.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JONATHAN J. HANSEN AND CANDY HANSEN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JERRY N. POWELL, a Single man, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 67 ON THE MAP OF MARLIN MEADOWS, SECTION NO. 4, AS OF RECORD IN PLAT BOOK 2133, PAGE 66, AMENDED IN BOOK 6051, PAGE 375, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE SOUTHERLY MARGIN OF EVERGREEN TRAIL AT THE CORNER OF LOTS 67 AND 68; THENCE WITH THE LINE BETWEEN SAID LOTS, SOUTHERLY 233.9 FEET TO A POINT; THENCE WESTERLY 170.1 FEET TO THE EAST MARGIN OF SCHOOL PASS; THENCE WITH THE MARGIN OF THE SAME NORTHERLY 191.97 FEET TO THE BEGINNING OF A CURVE; THENCE AROUND SAID CURVE NORTHEASTERLY 36.67 FEET TO THE SOUTH MARGIN OF EVERGREEN TRAIL; THENCE WITH THE MARGIN OF SAME EASTERLY 123.9 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO JONATHAN J. HANSEN, UNMARRIED BY WARRANTY DEED FROM BARBARA WILLIAMS, UNMARRIED, RECORDED ON THE 4TH DAY OF FEBRUARY, 2002 IN INSTRUMENT NO. 20020204-0015120, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

SAID JONATHAN J. HASEN HAVING SINCE MARRIED. CANDY HANSEN JOINS IN THIS CONVEYANCE TO CONVEY ANY AND ALL MARITAL INTEREST SHE MAY HAVE IN SAID PROPERTY.
THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 741 Evergreen Trail, Madison, Tennessee 37115
(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.

Witness my/our hand(s) this 20th day of May, 2010.

Jonathan J. Hansen

Candy Hansen

Candy Hansen

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jonathan J. Hansen and Candy Hansen, the within named bargainor, 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, this the 20th day of May, 2010.

Notary Public

My Commission Expires: 01/07/2013

(SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903