BILL GARRETT, Davidson County
Trans:T20100038970 DEEDWARR
Recvd: 06/25/10 15:27 2 pgs
Fees:13.00 Taxes:573.50

20100625-0049965

# Warranty Deed

| | |
|---|---|
| J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is $155,000.00<br>Affiant<br>Subscribed and sworn to before me, this the 24th day of June, 2010.<br>Notary Public<br>My commission expires: 11-22-10 |

**THIS INSTRUMENT WAS PREPARED BY**
**WAGON WHEEL TITLE**
**202 SOUTH 11TH STREET**
**NASHVILLE, TN 37206**
**615.650.5100**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| Jason Powell<br>Heather Powell | Fifth Third Mortgage | Map: 081-16-0 |
| 1007 Warren Street | 5001 Kingsley Drive | Parcel: 591.00 |
| Nashville, TN 37208 | Cincinnati, OH 45227 | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **RYAN H. CARVER, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JASON POWELL AND HEATHER POWELL, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A 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. 15 as shown on the Map entitled B.W. Halls Addition of record in Plat Book 17, Page 261, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ryan H. Carver, unmarried by deed from Mitch Pollard, married and Greg Pollard, married of record as Instrument No. 20061024-0131855, in the Register's Office for Davidson County, Tennessee, dated October 19, 2006.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1007 Warren Street, Nashville, TN 37208.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 24th day of June, 2010.

Ryan H. Carver

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Ryan H. Carver, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 24th day of June, 2010.

Notary Public

My Commission Expires: November 22, 2010

