BILL GARRETT, Davidson County
Trans:T20100047475 DEEDWARR
Recvd: 08/03/10 09:08 2 pgs
Fees:13.00 Taxes:1455.95
20100803-0060768

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $393,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of July, 2010.

Notary Public

MY COMMISSION EXPIRES: May31,2011
(AFFIX SEAL)

KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nathan J. Powell, Trustee	NEW OWNER	
(NAME)	(NAME)	
7232 Holt Run		180-2-A/39CO
(ADDRESS)	(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, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Michelle Ferretti and Luis Pacheco***, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Nathan J. Powell, Trustee of The Nathan J. Powell Living Trust**, hereinafter called the Grantee, his 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. 63 on the Plan of the Ridge at Stone Creek, Section 1, a Planned Unit Development, as of record in Instrument No. 20031027-0157621, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Michelle Ferretti and Luis Pacheco, wife and husband, by deed from Drees Premier Homes, Inc., an Ohio corporation, of record in Instrument No. 20060202-0013014, Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Instrument Number 20070709-0081407, said Register's Office, Michelle Ferretti and husband Luis Pacheco conveyed all of their right, title and interest in subject property to Michelle Ferretti.

*Luis Pacheco joins in the conveyance of subject property for the purpose of conveying any and/or all right, title and interest, if any, he may have in and to the said property by virtue of marriage to Michelle Ferretti.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☑ property, known as 7232 Holt Run, Nashville, TN 37211

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, his heirs and assigns forever; and we do covenant with the said Grantee 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, his 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 our hands this **30th** day of **July, 2010.**

Michelle Ferretti

Luis Pacheco

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, **Michelle Ferretti and husband, Luis Pacheco**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **30th** day of **July, 2010.**

Notary Public

My commission expires: 3/18/14

DAWN D. CHASE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY