BILL GARRETT, Davidson County
Trans:T20100059434 DEEDWARR
Recvd: 09/21/10 14:34 2 pgs
Fees:13.00 Taxes:107.30
20100921-0075138

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Jose Antonio Tapia
1110 E. Old Hickory Blvd.
Madison, TN 37115

MORTGAGEE

SEND TAX BILLS
New Owner

MAP-PARCEL:
MAP 043-15-0
PARCEL 157.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Jerry N. Powell, unmarried,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Jose Antonio Tapia, married,** 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:

Land in Davidson County, Tennessee, being Lots Nos. 11 and 12, Block "A" on the Map of the Anderson Subdivision, Old Hickory Boulevard, as of record in Plat Book 974, Pages 36 and 37, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Jerry N. Powell by deed from Sherry L. Powell, dated August 15, 1986 and filed of record in Book 7614, Page 703, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 974, Page 36 and 37, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **1110 E. Old Hickory Blvd. Madison, TN 37115.**

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.

Witness our hands this 15th day of September, 2010.

Jerry N. Powell

Jerry N. Powell

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Jerry N. Powell, the bargainor(s) 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 15th day of September, 2010.

NOTARY PUBLIC

DEANN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1.2.12

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $29,000.00.

Jose Antonio Tapia
AFFIANT

Subscribed and sworn to before me this 15th day of September, 2010.

NOTARY PUBLIC

DEANN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1.2.12