BILL GARRETT, Davidson County
Trans:T20110028847 DEEDWARR
Recvd: 05/16/11 08:40 2 pgs
Fees:13.00 Taxes:466.20
20110516-0037081

Send Tax Statements To
New Owner

This Instrument Prepared By:
JOHN G. MITCHELL, III
Attorney at Law
201 E. Main St., Ste 300
Murfreesboro, TN 37130

Name and Address of New Owner:
Kimberly A. Browers
3025 Jenry Drive
Nashville, TN 37214

Map/Parcel No. 085-15.00-13.00

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **DAVID E. POWELL, LEONARD L. POWELL, JR., AND PHILIP JOSEPH POWELL, DEVISEES OF THE ESTATE OF L.L. POWELL,** have this day bargained and sold and hereby transfer and convey unto, **KIMBERLY A. BROWERS, her** heirs and assigns, forever, that certain parcel of real estate located in Davidson County of the State of Tennessee, being described as follows, to-wit:

BEING Lot No. 23 on the plan of Stanford Country Club Estates, Section I, as of record in Book 2900, page 50, Register's Office for said County.

SAID Lot No. 23 fronts 115.49 feet on the southeasterly side of Jenry Drive, and runs back 170.11 feet on the northeasterly line and 176.52 feet on the southwesterly line, to a dead line in the rear on which it measures 125.12 feet.

BEING the same property conveyed to L.L. Powell and wife, Larue K. Powell, by deed of record Dated April 16, 1960, appearing of record in Book 3067, page 51, of the Register's Office of Davidson County, Tennessee. Further source of title see Probate Docket Number 10P-480, of said Register's Office.

THIS conveyance is subject to the restrictions recorded in Book 2993, page 109; and to the easements and limitations shown on the Map of record in Book 2900, page 50; and to any and all matters shown on said plat and survey of record in Plat Book 2900, page 50; all of said Register's Office.

Larue K. Powell having since died on March 1, 1998.
L.L. Powell having since died on February 9, 2010.

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

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said, **KIMBERLY A. BROWERS,** her heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except for the lien of the 2011 real property taxes which have been prorated between the parties and are assumed by the Grantee.

Return TO:
TRI STAR TITLE & ESCROW, LLC
201 E. MAIN ST, STE 300
MUFREESBORO, TN 37130

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 10 day of May, 2011.

The Estate of L.L. Powell

David E. Powell

Leonard L. Powell, Jr.

Philip Joseph Powell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **David E. Powell and Leonard L. Powell, Jr. and Philip Joseph Powell,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the **Devisees** of **The Estate of L. L. Powell**, the bargainor, and that they as such **Devisees**, executed the foregoing instrument **(WARRANTY DEED)** for the purposes therein contained, by signing the name of the Estate by themselves as its **Devisees**.

WITNESS MY HAND AND OFFICIAL SEAL in Davidson County, Tennessee, this the 10 day of May, 2011.

NOTARY PUBLIC

My Commission Expires: 11/19/2013

AMANDA M. CLARK STATE OF TENNESSEE NOTARY PUBLIC COMMISSION EXP. DATE: NOVEMBER 19, 2013

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $126,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

SWORN to and subscribed before me,
this the 10 day of May, 2011.

NOTARY PUBLIC
My Commission Expires: 11/19/2013

AMANDA M. CLARK STATE OF TENNESSEE NOTARY PUBLIC COMMISSION EXP. DATE: NOVEMBER 19, 2013