BILL GARRETT, Davidson County
Trans:T20120029232 DEEDWARR
Recvd: 04/23/12 09:24 2 pgs
Fees:13.00 Taxes:462.50
20120423-0034207

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 125,000.00

Affiant

Subscribed and sworn to before me, this 16th day of April, 2012.

Notary Public

My commission expires:

DAVID R.A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-21-2013

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
CHAD M. HOWAT **KERBI E. HICKMAN**	**FIFTH THIRD MORTGAGE**	**13307021500**
179 WHEELER AVENUE	**5001 Kingsley Dr MD:1MOCBQ**	
NASHVILLE, TN 37211	**CINCINNATI, OH 45227**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

KENNETH W POWELL, an unmarried man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CHAD M. HOWAT, an unmarried man and KERBI E. HICKMAN, an unmarried woman, as tenants in common with rights of survivorship

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:

LYING AND BEING IN DAVIDSON COUNTY, STATE OF TENNESSEE, AND BEING DESCRIBED AS FOLLOWS, TO-WIT:

LOT NUMBER 7 ON THE PLAN OF FARLEY HEIGHTS, OF RECORD IN PLAT BOOK 2083, PAGE 50, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HERE MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO KENNETH W POWELL BY WARRANTY DEED FROM THE BANK OF NASHVILLE DATED 09/18/07 AND RECORDED ON 10/02/07 IN INSTRUMENT NO. 20071002-0117413, SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on the plan of record in Plat Book 2083, Page 50, Register's Office for DAVIDSON County, Tennessee.

This is improved (__X__) unimproved (____) property known as 179 WHEELER AVENUE, 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 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 in 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 my/our hand(s) this 16th day of April, 2012.

KENNETH W POWELL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, KENNETH W POWELL, the within named Grantors, 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, at office, this 16th day of April, 2012.

Notary Public

My Commission Expires:

