WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120049013 DEEDWARR
Recvd: 07/03/12 11:09 2 pgs
Fees:13.00 Taxes:416.25
20120703-0058423

MELODY R. WILSON NOTARY PUBLIC STATE OF TENNESSEE MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of June, 2012.

Notary Public

MY COMMISSION EXPIRES: 8/20/2013

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mahelet D. Haile	NEW OWNER	135140A02400CO
(NAME)	(NAME)	
305 Bristol Mountain Court		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Helen Jane Powers , unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Mahelet D. Haile, a single woman**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot No. 24, on the plan of Pinnacle Point Subdivision, Phase Two, of record in Plat Book 6900, Page 140-141, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Michael V. Powers and wife, Helen J. Powers by Deed from Larry R. Perkins and wife, Bonnie J. Perkins, dated 07/24/1992 and filed for record on 08/04/1992 in Book 8693, Page 437, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Helen Jane Powers by Deed from Michael Vernon Powers, dated 03/24/1997 and filed for record on 03/27/1997 in Book 10394, Page 614, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

All matters as set forth per Plat Book 6900, Page 140, Plat Book 6900, Page 141, said Register's Office.
Restrictions of record in Book 6405, Page 169, said Register's Office.
Declaration of Covenants, Conditions, Restrictions and By-laws of record in Book 7032, Page 733, said Register's Office. Said restrictions were amended in Book 7065, Page 959, Book 7067, Page 739, Book 10097, Page 390 and Instrument 200105040046047, said Register's Office.
Agreement for Dedication of Easement for Sanitary Sewers And/or Storm Drainage of record in Book 6251, Page 616, said Register's Office.
Easement of record in Book 6803, Page 287, said Register's Office.
Sewer Easement of record in Book 6825, Page 683, said Register's Office.

Deed of Conveyance of record in Book 7097, Page 158, said Register's Office.
Quitclaim Deed to The Homeowner's Association of record in Book 7032, Page 730, said Register's Office.
Charter of record in Book 7058, Page 234, said Register's Office.
County of Davidson taxes for the year 2012 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 305 Bristol Mountain Court, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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(S), their heirs and/or 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 hand this 29th day of June, 2012.

Helen Jane Powers

State of Tennessee
County of Williamson

Personally appeared before me Helen Jane Powers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 29th day of June, 2012.

Notary Public
My Commission Expires: 11/10/13

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

