WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120060803 DEEDWARR
Recvd: 08/15/12 10:21 2 pgs
Fees:13.00 Taxes:1154.40
20120815-0072981

JANE GRAZER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

R-FCP-12-401

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $312,000.00

Affiant

Subscribed and sworn to before me, this 10th DAY OF August, 2012.

Notary Public

MY COMMISSION EXPIRES: 8/16/14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO: (NAME)	MAP-PARCEL NUMBERS
Linda Holt	Same address	
401 Bowling Avenue #87 (ADDRESS)	as new owner (ADDRESS)	
Nashville, TN 37205 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	104-13B-079.00CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we EUGENE POWELL AND KATHLEEN POWELL, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LINDA HOLT*, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit: *an unmarried woman

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING BUILDING SITE NO. 79 ON THE PLAN OF RICHMEADE PLACE, SECTION FIVE, OF RECORD IN PLAT BOOK 5210, PAGE 141, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID PROPERTY, TOGETHER WITH ONE MEMBERSHIP IN RICHMEADE PLACE HOMEOWNER'S ASSOCIATION, INC., A NOT FOR PROFIT CORPORATION IN THE STATE OF TENNESSEE, AND ALL OBLIGATIONS AND PRIVILEGES THEREUNTO BELONGING OR IN ANYWISE APPERTAINING TO SAID MEMBERSHIP.

BEING THE SAME PROPERTY CONVEYED TO EUGENE POWELL AND WIFE, KATHLEEN POWELL BY DEED FROM SHELIAH BETH WALL, AN UNMARRIED PERSON OF RECORD AT INSTRUMENT NO. 20010712-0074561, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JUNE 29, 2001.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN BOOK 5210, PAGE 141; BOOK 4941, PAGE 637; BOOK 5019, PAGE 946; BOOK 5036, PAGE 338; BOOK 5039, PAGE 256; BOOK 5094, PAGE 473; BOOK 5238, PAGE 385; BOOK 5408, PAGE 210; BOOK 5733, PAGE 628; BOOK 4941, PAGE 689; BOOK 5036, PAGE 338; BOOK 5213, PAGE 945; BOOK 4942, PAGE 633; BOOK 5487, PAGE 73; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 401 Bowling Avenue #87, Nashville, Tennessee 37205
(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 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 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 10th day of August, 2012.

Eugene Powell

Kathleen Powell by Eugene Powell as Attorney in Fact
as attorney in fact -

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Eugene Powell, the within named bargainor, 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 the 10th day of August, 2012.

Notary Public

My Commission Expires:

(SEAL)

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

STATE OF Tennessee
COUNTY OF Davidson3

On this the 10th day of August, 2012, before me personally appeared Eugene Powell to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Kathleen Powell and who acknowledged he/she/they executed the same as the free act and deed of the said Kathleen Powell.

Witness my hand and official seal, this the 10th day of August, 2012.

Notary Public

My Commission Expires:

(SEAL)

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COU
My Commise

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903