WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $393,500.00.

Affiant

Subscribed and sworn to me on July 16, 2012.

NOTARY PUBLIC

My Commission Expires:

BILL GARRETT, Davidson County
Trans: T20120065485 DEEDWARR
Recvd: 08/31/12 11:18 2 pgs
Fees: 13.00 Taxes: 1455.95
20120831-0078912

THIS INSTRUMENT WAS PREPARED BY:

Community Title Company, LLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Michael and Jennifer Powers 923 S. Douglas Avenue Nashville, TN 37204	Same	105-13-0L 001.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Jeffrey C. King and wife, Tammy R. King, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Michael Powers and wife, Jennifer Powers hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> LAND in Davidson County, Tennessee, being Unit A on the Plan of South Douglas Townhomes, a Private Element Planned Unit Development, of record in Instrument No. 20111221-0099703, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.
>
> Being the same property conveyed to Jeffrey C. King and wife, Tammy R. King from Joseph W. Frierson, of record as Instrument No. 20060531-0063936, said Register's Office.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTOR does covenant with the said GRANTEES she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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.

Jeffrey C. King by Power of Attorney in fact
Jeffrey C. King

Tammy R. King
Tammy R. King

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, John Cobb Rochford, Notary Public, in and for said County and State, Donnie Thompson, with whom I am personally acquainted (or who has proved to me on the basis of satisfactory evidence to be the person herein described), and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the "attorney-in-fact" for Jeffrey C. King or a constituent of Jeffrey C. King and is authorized by Jeffrey C. King or by his/her constituent, the constituent being authorized by Jeffrey C. King, to execute this instrument on behalf of Jeffrey C. King.

Witness my hand, at office, this 16 day of July, 2012.

JOHN COBB ROCHFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
My Commission Expires: 1/6/15

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16 day of July, 2012, before me, the undersigned Notary Public, personally appeared Tammy King, known to me (or proved to me on the basis of satisfactory evidence), to be the person herein described, and who acknowledged that she executed the foregoing instrument as her free act and deed for the purposes therein contained.

Witness my hand and official seal, this 16 day of July, 2012.

Notary Public
My Commission Expires: 1/6/15

JOHN COBB ROCHFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON