BILL GARRETT, Davidson County
Trans:T20120070357 DEEDWARR
Recvd: 09/18/12 14:12 2 pgs
Fees:13.00 Taxes:444.00
20120918-0084820

(Notary Stamp)	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $120,000.00 Affiant Subscribed and sworn to before me, this 14th day of September, 2012. Notary Public My commission expires: 2-19-13

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Johnny Ray Powers	**New Owner**	**Map\Parcel: 090-11-0-041.00**
514 Basswood Drive		
Nashville, TN 37209		

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,

Lawrence Verchota, unmarried

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

Johnny Ray Powers, ~~unmarried~~ a married man

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:

Land in Davidson County, Tennessee, being part of Lot No. 68 on the plan of West Nashville Annex, as of record in Book 332, page 11, said Register's Office, described according to a survey made by George W. Watkins, Surveyor, April 30, 1954, as follows:

Beginning at an iron stake in the right of way of Basswood Street and the southwest corner of land owned by L.R. Goodard; thence in a southerly direction with Basswood Street, 152 feet to an iron stake, thence in a easterly direction, 200 feet to a stake; thence in a northerly direction crossing a branch 152 feet to a stake, L.R. Goddard's southeast corner on the north side of branch; thence in a westerly direction with L.R. Goddard's line, crossing the branch 200 feet to the place of beginning containing 1/4 acre, more or less.

Being the same property conveyed to Lawrence F. Verchota and wife Betty Sue Verchota by deed from Carl C. Cawthon and wife Sarah A. Cawthon of record in Book 2795, page 70, Register's Office for Davidson County, Tennessee, dated June 18, 1958. The said parties both having since died, the said Lawrence F. Verchota having predeceased Betty Sue Verchota. And being the same property conveyed to Steven A. Verchota, Debra Henry, Roland Verchota and Lawrence Verchota by Executor's Quitclaim Deed from Lawrence Verchota, as Executor of the Estate of Betty Sue Verchota of record in Book 11692, page 327, Register' s Office for Davidson County, Tennessee, dated October 6, 1999. The said Debra Henry having Quitclaimed her interest in said property to Waller R. Verchota, Steven A. Verchota and Lawrence Verchota by Quitclaim Deed in Instrument 200107170075937, Register's Office for Davidson County, Tennessee, dated July 9, 2001. And further being the same property conveyed to Walter R. Verchota and Lawrence Verchota by deed from Steven A. Verchota of record in Instrument 200402130017433, Register's Office for Davidson County, Tennessee, dated January 30, 2004. And further being the same property conveyed to Lawrence Verchota by Quitclaim Deed from Walter R. Verchota, of record in Instrument No. 20081219-0121378, dated December 12, 2008, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 332, Page 11, Register's Office for DAVIDSON County, Tennessee.
Right of Way of record in Book 2795, Page 70, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved (**X**) unimproved (____) property known as 514 Basswood Drive, Nashville, TN 37209.

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 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 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 14th day of September, 2012.

Lawrence Verchota

Lawrence Verchota

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Lawrence Verchota , the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of September, 2012.

Notary Public

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 9/18/2012

File #: **120836DH**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027