This instrument prepared by:
M.T. Taylor, Jr. – *Attorney at Law*
339 Main Street
Franklin, TN 37064
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BILL GARRETT, Davidson County
Trans:T20120079436 DEEDWARR
Recvd: 10/18/12 15:17 3 pgs
Fees:18.00 Taxes:555.00
20121018-0095830

This instrument was prepared solely upon the information provided by the parties with no title examination being made and the parties hereto hold M.T. Taylor, Jr. – Attorney at Law harmless from any and all liability in connection herewith.

The parties have specifically waived performance of a title search, title opinion letter, or title insurance by the preparing attorney.

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP AND PARCEL NO.:
James M. (Monty) Powell **1002 Woodmont Blvd.** **Nashville, TN 37204**	**SAME**	**131-03-0-199.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Patricia P. Mitchell**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **James M. (Monty) Powell**, hereinafter called the Grantee, his heirs, successors, and assigns all of my right, title, and interest (same being a ½ interest as Tenant in Common) in and to the following described certain tract or parcel of land in **Davidson County, Tennessee**, described as follows, to-wit:

> Land in Davidson County, Tennessee, being the easterly 15 feet of Lot No. 56 and all of Lot No. 57 on the Plan of Neil Hunt's Subdivision, as of record in Book 974, page 19, Register's Office for said County.
>
> Said part of Lot No. 56 fronts 15 feet on the southerly side of Temple Avenue and extends back between lines to a dead line.

Said Lot No. 57 fronts 75.15 feet on the southerly side of Temple Avenue and runs back 188.99 feet, more or less, on the westerly line, and 191.32 feet, more or less, on the easterly line, to a dead line, measuring 75.3 feet thereon.

Being the same property conveyed to Patricia P. Mitchell and James M. Powell, *as tenants in common*, by deed dated October 5, 2009 and being recorded on October 6, 2009 as instrument #20091006-0093090 in the Register's Office for Davidson County, Tennessee.

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, his heirs, successors, and assigns, forever;

AND I DO COVENANT with the said Grantee that I am lawfully seized and possessed of said land in fee simple and have a good right to convey it and that same is unencumbered, unless otherwise herein set out;

Subject to the following conditions and restrictions:

1) Map & Parcel: 13103019900 / 1717 Temple Ave., Nashville, TN
   Davidson County Property taxes for the year 2012 are a lien and are now due and payable in the amount of $4,182.37 Dollars. Same will be prorated at the time of this transfer.
2) Subject to any and all building and zoning regulations of City, County, and State.
3) Description above is for identification purposes only, exact acreage is neither intended nor insured.
4) Any and all visible easements on and across subject property.
5) Easements or claims of easements not shown by the public records.
6) Subject to notes on plan of record, if applicable.
7) If Improvements are completed after January 1st of any year, the law requires supplemental assessment for the year in which Improvements are completed as defined by Statute. Grantees shall be responsible for any such reassessment.

AND I DO FURTHER covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural the singular, and the use of any gender shall be applicable to all genders.

This ( ) unimproved (X) improved property is known as:

1717 Temple Ave. Nashville, Tennessee (Davidson County).

WITNESS MY HAND this 17th day of Oct, 2012, in Franklin, Tennessee.

Patricia P. Mitchell

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public for said State & County, **Patricia P. Mitchell**, the within named bargainor with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness My Hand this 17th day of Oct, 2012.

NOTARY PUBLIC

My Commission Expires: 9-15-14

STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for the transfer is $150,000.00 Dollars.

J. Montgomery Powell
AFFIANT

Sworn and subscribed before me this 17th day of Oct 2012.

NOTARY PUBLIC

My Commission Expires: 9-15-14

TAYLOR JR
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY, TN