BILL GARRETT, Davidson County
Trans: T20130016884 DEEDWARR
Recvd: 02/28/13 16:04 2 pgs
Fees: 13.00 Taxes: 806.60
20130228-0020346

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 218,000.00

Affiant

Subscribed and sworn to before me, this 22nd day of February, 2013.

Notary Public

My commission expires: 10/15/2016

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURETITLE SERVICES, LLC
2070 LEBANON ROAD
LEBANON, TN 37087

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
SUSAN CROSSLEY	Mortgage Investors Group	173090B09900CO
4121 BARNES COVE COURT	8320 East Walker Springs Ln. #200	
ANTIOCH, TN 37013	Knoxville, TN 37923	

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,

MATTHEW F POWERS, UNMARRIED AND MARGARET M. SMITH, UNMARRIED

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

SUSAN CROSSLEY, UNMARRIED

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 Lot No. 308 on the Plan of Barnes Cove, Section Two, of record as Instrument No. 20040604-0065966 in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

BEING THE SAME PROPERTY CONVEYED TO MATTHEW F POWERS AND MARGARET M SMITH BY QUITCLAIM DEED FROM MATTHEW F POWERS, UNMARRIED DATED 02/16/12 AND RECORDED ON 02/17/12 IN INSTRUMENT NO. 20120217-0014231, SAID REGISTER'S OFFICE FOR SAID COUNTY.

ALSO BEING THE SAME PROPERTY CONVEYED TO MATTHEW F POWERS, UNMARRIED BY WARRANTY DEED FROM REGENT HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY DATED 02/15/12 AND RECORDED ON 02/17/12 IN INSTRUMENT NO. 20120217-0014229, SAID REGISTER'S OFFICE FOR SAID COUNTY.

ALSO BEING THE SAME PROPERTY CONVEYED TO REGENT HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY WARRANTY DEED FROM GREYSTONE PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY DATED 05/12/11 AND RECORDED ON 05/17/11 IN INSTRUMENT NO. 20110517-0037821, SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (____) property known as 4121 BARNES COVE COURT, ANTIOCH, TN 37013.

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 heirs and assigns forever; and we do covenant with 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 in 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 22nd day of February, 2013.

MATTHEW F. POWERS

MARGARET M. SMITH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, MATTHEW F. POWERS and MARGARET M. SMITH, the within named Grantors, 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, at office, this 22nd day of February, 2013.

Notary Public

My Commission Expires:

DAVID R.A. ROETGER
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 21, 2013
COUNTY OF WILLIAMSON