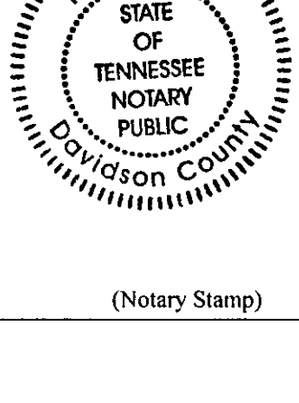
| | |
|---|---|
| <br>(Notary Stamp) | **STATE OF TENNESSEE**<br>**COUNTY OF WILLIAMSON**<br><br>The actual consideration or value, whichever is greater, for this transfer is $325,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 28th day of February, 2013.<br><br>Notary Public<br><br>My commission expires: 07/08/13 |

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

BILL GARRETT, Davidson County
Trans:T20130016948 DEEDWARR
Recvd: 03/01/13 08:40 2 pgs
Fees:13.00 Taxes:1202.50
20130301-0020412

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Michael Bray**<br>**Emily Bray** | **New Owner** | **Map\Parcel: 147-09-0-022.00** |
| **5035 Marchant Drive** | | |
| **Nashville, TN 37211** | | |

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,

**Burt Powers and wife, Kristina Powers**

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

**Michael Bray and Emily Bray, husband and wife**

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. 72 on the Plan of Crievewood, of record in Book 2331, Page 99, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Burt Powers and wife, Kristina Powers by Warranty Deed from Michael Terry Myers and wife, Nancy B. Myers, of record in Instrument No. 20090902-0082614, dated August 31, 2009, 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 2331, Page 99, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 2491, Page 278, 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 property known as 5035 Marchant Drive, Nashville, TN 37211.

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 28th day of February, 2013.

Burt Powers

Kristina Powers

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, a Notary Public of said County and State, Burt Powers and wife, Kristina Powers , 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 28th day of February, 2013.

Notary Public

My Commission Expires: 9-5-2016

DANIEL HEARD
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

File #: **130090DH**
**RECORD & RETURN TO:**
**McCann, Hubbard & Solomon**
**1804 Williamson Court, Suite 201**
**Brentwood, TN 37027**