After Recording Return To:
Limestone Title & Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, TN 37027

Warranty Deed

BILL GARRETT, Davidson County
Trans:T20130038846 DEEDWARR
Recvd: 05/09/13 10:38 2 pgs
Fees:13.00 Taxes:1202.13
20130509-0046971

JANE GRAZ
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $324,900.00.

Affiant

Subscribed and sworn to before me, this the 15th day of March, 2013.

Notary Public

My commission expires: 8/16/14

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Thomas Eric Powell	Same address	
2701-A Meadow Rose Drive	as new Owner	083120A00100CO
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **PANTHEON DEVELOPMENT PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THOMAS E. POWELL, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain Townhome located in Davidson County, Tennessee, being Unit No. A of 2607 Eastland Townhomes, a P.U.D. Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing 2607 Eastland Townhomes of record in Instrument Number 20120509-0040234, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "B" to said Master Deed.

Being a portion of the same property conveyed to Pantheon Development Partners, LLC by Quitclaim Deed from Pantheon Development Partners, LLC of record at Instrument No. 20120426-0035650, Register's Office for Davidson County, Tennessee, dated April 23, 2012.

Being a portion of the same property conveyed to Pantheon Development, LLC by Deed from March Egerton, a married person of record at Instrument No. 20120216-0013482, Register's Office for Davidson County, Tennessee, dated February 14, 2012.

Being a portion of the same property conveyed to March Egerton, a married person by Quitclaim Deed from Upside, LLC, a Tennessee limited liability company of record at

Instrument No. 20120216-0013481, Register's Office for Davidson County, Tennessee, dated February 14, 2012.

Being the same property conveyed to Upside, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Laura Ellis of record in Instrument Number 20111202-0094277, in the Register's Office for Davidson County, Tennessee, dated November 23, 2011.

Being the same property previously conveyed to Laura Ellis by Special Warranty Deed from Fannie Mae a/k/a Federal National Mortgage Association recorded as Instrument No. 20110803-0059540, in the Register's Office for Davidson County, Tennessee, dated July 25, 2011.

Being the same property conveyed to Fannie Mae a/k/a Federal National Mortgage Association by Trustee's Deed from Shellie Wallace, as Successor Trustee and J.P. Sellers, as Co-Trustee recorded as Instrument No. 20110303-0017109, in the Register's Office for Davidson County, Tennessee, dated February 24, 2011.

Being the same property conveyed to Richard L. Owens, unmarried by Deed from James R. Ferguson and wife, Dawn Rollins Ferguson recorded as Book 6471, Page 461, in the Register's Office for Davidson County, Tennessee, dated December 19, 1984.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 2701-A Meadow Rose Drive, Nashville, TN 37206.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 15th day of March, 2013.

Pantheon Development Partners, LLC, a Tennessee Limited Liability Company
By: _____
Name: Jamie Reedy
Title: Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jamie Reedy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Member of Pantheon Development Partners, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 15th day of March, 2013.

_____
Notary Public

My Commission Expires: 9-9-2014

