WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130050599 DEEDWARR
Recvd: 06/17/13 10:08 2 pgs
Fees: 13.00 Taxes: 1357.90

20130617-0061414

JOHN GREGORY HARDEMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $367,000.00

Matthew W. Elrod by Jerry Elrod as attorney in fact 6-14-2013
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF JUNE, 2013.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew Elrod	SAME	Map 131-3
(NAME) 1717 Temple Avenue	(NAME)	Parcel 199
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, I, **JAMES M. (MONTY) POWELL, MARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MATTHEW ELROD, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE, HIS 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 the easterly 15 feet of Lot No. 56 and all of Lot No. 57 on the Plan of Neil Hunt's Subdivision of record in Plat Book 974, page 19, Register's Office for Davidson County, Tennessee.

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 James Marvin Powell and wife, Mildred C. Powell by deed dated June 28, 1977 from C. Leslie Reiter, Jr. and wife, Ruth Ann Jeffers Reiter, of record in Book 5165, page 369, said Register's Office. James Marvin Powell died vesting title solely in Mildred C. Powell as the surviving tenant by the entirety. Mildred C. Powell died on July 4, 2009.James Montgomery Powell and Patricia Powell Mitchell are the devisees under the Will of Mildred C. Powell probated under Docket No. 09-P1299, in the Seventh Circuit Court of Davidson County, Tennessee at Nashville (Probate Division).

Being the same property conveyed to Patricia P. Mitchell and James M. Powell as tenants in common by Executor's Quitclaim Deed dated October 5, 2009 from Patricia P. Mitchell & James M. Powell, Co-executors of the Estate of Mildred Cliett Powell, of record in Instrument No. 20091006-0093090, said Register's Office. Patricia P. Mitchell conveyed her interest in said property to James M. (Monty) Powell by Warranty Deed of record in Instrument No. 20121018-0095830, said Register's Office.

Rebecca Copeland Powell joins in executing this deed to convey any marital interest she may have in said property.

This conveyance is subject to (a) 2013 real property taxes; (b) all matters appearing on the plan of record in Book 974, page 19, said Register's Office; (c) restrictive covenants of record in Book 1129, page 321 and Book 6104, page 64, said Register's Office; and (d) any easements of record.

unimproved ☐

This is improved ☒ property, known as 1717 Temple Avenue, Nashville, Tennessee 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 hand this 14th day of June, 2013.

James M. (Monty) Powell

James M. (Monty) Powell

Rebecca Copeland Powell

Rebecca Copeland Powell

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James M. (Monty) Powell and Rebecca Copeland Powell, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 14 day of June, 2013.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

Notary Public