

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 100,000.00

Carolyn U. Campbell
Affiant

Subscribed and sworn to before me, this 14th day of June, 2013.

Notary Public

My commission expires: 3-01-16

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
505 E MAIN STREET SUITE B
HENDERSONVILLE, TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
CAROLYN U. CAMPBELL	**NEW OWNER**	**04214002100**
128 RHINE DRIVE	200 Pecan Ct.	
MADISON, TN 37115	Gallatin, TN 37066	

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,

MAURICE E. POWERS and WIFE, MARGARET U. POWERS

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

CAROLYN U. CAMPBELL, MARRIED

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:

Being Lot No. 81 on the Flan of Sherry Heights, Section III, of record in Book 2331, page 127, Register's Office for Davidson County, Tennessee. Said Lot No. 81 fronts 124 feet on the westerly side of Rhine Drive and runs back between lines 390 feet on the northerly line and 276.3 feet on the southerly line to a dead line in the rear on which it measures 169.1 feet.

Being the same property conveyed to Maurice E. Powers and wife, Margaret U. Powers by Warranty Deed from Wilma Goldstein Goldberg, Alan Bubis, and Reynold Bubis, dated on 06/25/1956 recorded on 06/25/1956 in Book 2543 Page 377-378 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 128 RHINE DRIVE, MADISON, TN 37115.

BILL GARRETT, Davidson County
Trans:T20130050720 DEEDWARR
Recvd: 06/17/13 12:54 2 pgs
Fees:13.00 Taxes:370.00
20130617-0061612

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 14th day of June, 2013.

Maurice E. Powers By Maurice Stephen Powers Attorney in Fact

MAURICE E. POWERS BY MAURICE STEPHEN POWERS, ATTORNEY IN FACT

Margaret U. Powers By Maurice Stephen Powers Attorney in Fact

MARGARET U. POWERS BY MAURICE STEPHEN POWERS, ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **MAURICE STEPHEN POWERS** to me known to be the person who executed the foregoing instrument in behalf of MAURICE E. POWERS and MARGARET U. POWERS as **his/her** Attorney in Fact, and acknowledged that **he/she** executed the same for the purposes therein contained as the free act and deed of the said MAURICE E. POWERS and MARGARET U. POWERS.

Witness my hand, at office, this 14th day of June, 2013.

Notary Public

My Commission Expires: 3-01-16

