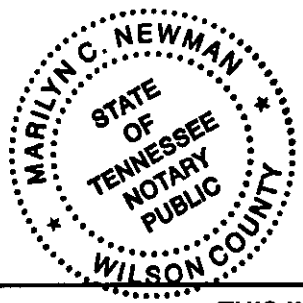
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20th day of June, 2013.

Notary Public

MY COMMISSION EXPIRES: 10-27-13

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
David A. Powell	Southeast Financial Credit Union	09512002000
(NAME)	(NAME)	
2529 Hibbitts Road	220 S Royal Oaks Blvd	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20130052721 DEEDWARR
Recvd: 06/21/13 11:32 6 pgs
Fees:33.00 Taxes:296.00
20130621-0063871

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Carol Ann Powell, Cindy Powell, Steve Powell, David Powell and Larry T. Powell**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **David A. Powell, unmarried**, hereinafter called the GRANTEE(S), their heirs and/or 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. 89 on the plan of Woodberry Park, as of record in Book 2133, Page 119, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Joseph Edward Powell and wife, Shirley W. Powell by Deed from Amos S. Rader and wife, Mary Ellen Rader, dated 09/15/1955 and filed for record on 09/23/1955 in Book 2451, Page 155, Register's Office for Davidson County, Tennessee. The said Shirley W. Powell having predeceased her husband, Joseph Edward Powell. The said Joseph Edmond Powell having since died testate on June 5, 2012 devising subject property to his children: Carol Ann Powell, Cindy Powell, Steve Powell, Larry Powell, David Powell as evidenced by the Last Will and Testament of Joseph Edmond Powell filed in Probate No. 12P-1225, in the Probate Court Clerk's Office for Davidson County. Also see deed to Carol Ann Powell, Cindy Powell, Steve Powell, David Powell, and Larry T. Powell by Deed from Larry T. Powell, Executor and John P. Brown, III Trustee, dated 04/17/2013 and filed for record on 05/01/2013 in Instrument 20130501004360 7, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 2133, Page 119, said Register's Office.
County of Davidson taxes for the year 2013 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2529 Hibbitts Road, Nashville, TN 37214
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 our hands this 20 day of June, 2013

Carol Ann Powell

Cindy Powell

Steve Powell

David Powell

Larry T. Powell

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Steve Powell, David Powell and Larry T. Powell, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 20th day of June, 2013.

Notary Public
My Commission Expires: 10-27-13

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

unimproved ☐

This is improved ☑ property, known as 2529 Hibbitts Road, Nashville, TN 37214
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 our hands this 17 day of June, 2013.

Carol Ann Powell

Cindy Powell

Steve Powell

David Powell

Larry T. Powell

State of Georgia
County of Carroll

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Steve Powell, David Powell and Larry T. Powell, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 17 day of June, 2013.

Stephanie Matthews
Notary Public
My Commission Expires:

STEPHANIE MATTHEWS
Notary Public
Carroll County
State of Georgia
My Commission Expires Jun 14, 2014

unimproved ☐

This is improved ☑ property, known as 2529 Hibbitts Road, Nashville, TN 37214
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 our hands this 17 day of JUNE, 2013.

Carol Ann Powell

Cindy Powell

Steve Powell

David Powell

Larry T. Powell

State of Delaware
County of Sussex

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Steve Powell, David Powell and Larry T. Powell, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 17th day of June, 2013.

Carlene Wilson
Notary Public
My Commission Expires:

CARLENE WILSON
NOTARY PUBLIC
STATE OF DELAWARE
MY COMMISSION EXPIRES
May 19, 2015

State of Delaware
County of Sussex

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carol Ann Powell, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 17th day of June, 2013.

Carlene Wilson
Notary Public
My Commission Expires:

CARLENE WILSON
NOTARY PUBLIC
STATE OF DELAWARE
MY COMMISSION EXPIRES
May 19, 2015

State of Georgia
County of Carroll

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

Witness my hand and Official seal this 17 day of June, 2013.

Stephanie Matthews
Notary Public
My Commission Expires:

STEPHANIE MATTHEWS
Notary Public
Carroll County
State of Georgia
My Commission Expires Jun 14, 2014

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122