Return To:

BRENTWOOD
TITLE & ESCROW, LLC
320 SEVEN SPRINGS WAY
SUITE 150
BRENTWOOD, TN 37027

THIS INSTRUMENT PREPARED BY:
Residential & Commercial Title Services, LLC
1720 West End Avenue,
Nashville, Tennessee 37203
R13-1458

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Garrett Mowrey Amanda Motel 7161 Bay Cove Trail Nashville, TN 37221	SWBC 9311 San Pedro Ave., Ste. 100 San Antonio, TX 78216	141-12-B-91.00

BILL GARRETT, Davidson County
Trans:T20130066034 DEEDWARR
Recvd: 08/01/13 15:58 3 pgs
Fees:18.00 Taxes:902.80
20130801-0080485

STATE OF TENNESSEE
COUNTY OF _____
The actual consideration or value, whichever is greater, for this transfer is $244,000.00

Affiant

Subscribed and sworn to before me, this the 26th day of July, 2013.

Notary Public

My Commission Expires: _____
(Affix Seal)

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
November 4, 2013

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **David L. Sullender, unmarried, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Garrett Mowrey, an unmarried individual and Amanda Motel, an unmarried individual, joint tenants with right of survivorship ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee**, to wit:

Land in Davidson County, Tennessee, being Lot No. 103 on the Plan of Southampton, Phase 5, a Planned Unit Development, as of record in Book 6900, page 217, in the 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 the David L. Sullender, a married man by Quitclaim Deed from Carolyn M. Sullender, a married woman, dated July 25, 2005, recorded August 1, 2005, of record in Instrument No. 20050801-0089858, Register's Office for Davidson County, Tennessee, and further being the same property conveyed to David L. Sullender and wife, Carolyn M. Sullender by Warranty Deed dated May 17, 2002, recorded June 4, 2002, of record in Instrument No. 20020604-0067621, said Register's Office.

David L. Sullender having been since divorced from Carolyn M. Sullender pursuant to The Final Decree of Divorce filed August 17, 2005 of record in Docket No. 05D-2035.

This conveyance is made subject to (1) Property taxes for the year 2013, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to GRANTEES who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This instrument is executed on behalf of David L. Sullender, by J. David Wicker pursuant to a Power of Attorney executed by David L. Sullender on July 23, 2013, of record in Instrument No. _____, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to the instrument and incorporated herein by reference.

This is Improved property located at: **7161 Bay Cove Trail, Nashville, TN 37221**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the said Grantee that he/she is lawfully seized in fee simple of the aforedescribed Real Estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **26th** day of **July, 2013.**

GRANTOR(S)

David L. Sullender, by J. David Wicker, his Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named **J. David Wicker** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **David L. Sullender,** as Attorney-in-Fact, as the free Act and Deed of the said Principal(s).

Witness my hand and official seal on this the **26th** day of **July, 2013.**

Notary Public

My Commission Expires:

JESSICA LASCELLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

EXHIBIT "A"
To
Warranty Deed

FROM: David L. Sullender, unmarried

TO: Garrett Mowrey, an unmarried individual and Amanda Motel, an unmarried individual, joint tenants with right of survivorship

STATE OF TENNESSEE
COUNTY OF DAVIDSON

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney-in-Fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power-of-Attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated*, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

J. David Wicker, Affiant

Sworn to and subscribed before me this 26th day of July, 2013.

Notary Public

My Commission Expires: _____

JESSICA LASCELLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016