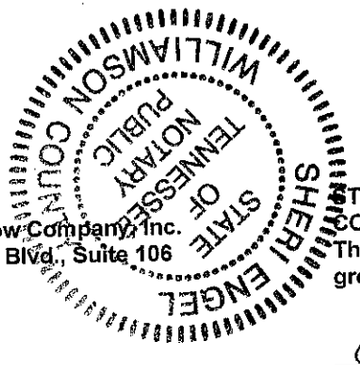



Prepared by:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 106
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF
The actual consideration or value, whichever is greater, for this transfer is $284,500.00

Affiant

Subscribed and sworn to before me, this 31st day of July, 2013.

Notary Public
My commission expires: January 11, 2016

Davidson County DEEDWARR
Recvd: 08/02/13 13:50 3 pgs
Fees:18.00 Taxes:1052.65
**20130802-0081027**

07-1307-85242

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Emily Ann Powell<br>314 Wauford Drive<br>Nashville TN 37211 | BancorpSouth Bank<br>P. O. Box 3356<br>Tupelo, MS 38803 | 147-05-0-065.00 |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jonathan E. Becker and wife, Celina Mendez, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Emily Ann Powell a/k/a Emily Ann Eldridge Powell and Joshua Ryan Powell, wife and husband, hereinafter called the Grantees, their successors 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 Lot No. 137, on the Plan of Section One (revised), Caldwell, of record in Book 2900, Pages 57, 58, and 59, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jonathan E. Becker and wife, Celina Mendez by deed from Ryan B. Jackson and wife, Heather Jackson, dated June 10, 2009, recorded June 17, 2009, of record in Instrument No. 20090617-0056248, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 314 Wauford Drive, Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 30 day of July, 2013.

Jonathan E. Becker

Celina Mendez

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jonathan E. Becker and Celina Mendez, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Franklin, TN, this 31 day of July, 2013.

Deborah K. Devine
State of Tennessee at Large

My Commission expires 10/18/16



I, Rosemary Smithson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Amy Cross Nance, a notary for this county and state, Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 2/23/15.

