WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130069101 DEEDWARR
Recvd: 08/12/13 13:29 3 pgs
Fees:18.00 Taxes:641.95

20130812-0084394

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $173,500.00

Emily Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th day of **August, 2013.**

Notary Public

MY COMMISSION EXPIRES: 3/24/17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer R Morrison	Avenue Bank	173-09-0A-749.00-CO
(NAME)	(NAME)	
3134 Fyffe Lane	3823 Cleghorn Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN, 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Michelle Powell Kvalsund and husband, Per Arve Kvalsund and Leon A. Powell, married*** hereinafter called the Grantors have bargained and sold, and by these presents do transfer and convey unto **Jennifer R Morrison, unmarried**hereinafter called the Grantee, her 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 Lot No. 632, as shown on the Plan of Section Two of Phase Eight, Lenox Village, of record in Instrument No. 20070413-0044640 in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Michelle Powell Kvalsund and husband, Per Arve Kvalsund and Leon A. Powell, a married man, by deed from Regent Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20090804-0073023, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

*SUBJECT PROPERTY IS NOT NOR HAS EVER BEEN THE PRINCIPAL RESIDENCE OF LEON A. POWELL AND/OR HIS SPOUSE.

This is improved property, known as 3134 Fyffe Lane, 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 Grantee, her heirs and assigns forever; and we do covenant with the said Grantee 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, her 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 our hands this 7th day of August, 2013

Michelle Powell Kvalsund by Diane Crawford, Attorney-in-Fact

Michelle Powell Kvalsund by Diane Crawford, Attorney-in-Fact

Per Arve Kvalsund by Diane Crawford, Attorney-in-Fact

Per Arve Kvalsund by Diane Crawford, Attorney-in-Fact

Leon Powell by Diane Crawford, Attorney-in-Fact

Leon Powell by Diane Crawford, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Diane Crawford, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Michelle Powell Kvalsunc, as her Attorney In Fact, under Power of Attorney bearing Instrument No. 20130812-0084393 Register's Office for Davidson County, Tennessee and who acknowledged the execution of the same to be the free act and deed of Michelle Powell Kvalsund, under said Power of Attorney.

Witness my hand and official seal at office in Franklin, Tennessee, this the 7th day of August, 2013.

Notary Public

My Commission Expires:

3/18/14

DAWN D. CHASE
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Diane Crawford, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Per Arve Kvalsund, as his Attorney In Fact, under Power of Attorney bearing Instrument No. 20130812-0084392 Register's Office for Davidson County, Tennessee and who acknowledged the execution of the same to be the free act and deed of Per Arve Kvalsund, under said Power of Attorney.

Witness my hand and official seal at office in Franklin, Tennessee, this the 7th day of August, 2013.

Notary Public

My Commission Expires: 3/18/14

DAWN D. CHASE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Diane Crawford, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Leon A. Powell, as his Attorney In Fact, under Power of Attorney bearing Instrument No. 20130812-0084391, Register's Office for Davidson County, Tennessee and who acknowledged the execution of the same to be the free act and deed of Leon A. Powell, under said Power of Attorney.

Witness my hand and official seal at office in Franklin, Tennessee, this the 7th day of August, 2013.

Notary Public

My Commission Expires: 3/18/14

DAWN D. CHASE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY