BILL GARRETT, Davidson County
Trans:T20130096998 DEEDWARR
Recvd: 11/14/13 10:14 2 pgs
Fees:13.00 Taxes:739.63
20131114-0117609

This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW131223

Send Tax Bills To:
PINNACLE BANK
150 3rd Avenue South, Suite 900
Nashville, TN 37201

New Owner is:
Paula H. Senboutarath
7811 Heaton Way
Nashville, TN 37211

MAP: 173-09-0A-211.00

PARCEL:

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Jennifer Lynn Powers, unmarried**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Paula H. Senboutarath, an unmarried person**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Known As: **7811 Heaton Way, Nashville, TN 37211**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 157 on the plan of Phase "B", Lenox Village, of record in Instrument Number 20031024-0157237, Register's Office for Davidson County, Tennessee, to which reference is here made for a more complete description.

BEING the same property conveyed to Jennifer Lynn Powers by Quitclaim Deed from Michelle Rymerson, Trustee, and in the same instrument conveyed to Michelle Rymerson, Trustee by Jennifer L. Anderson, dated 10/13/06 and recorded 10/17/06 in Instrument Number 20061017-0128789; and the same property previously conveyed to Jennifer L. Anderson, a married person, by Warranty Deed from Laura Lee Turner, a married person (joined by her spouse, Stephen Anthony Turner), dated 12/1/05 and recorded 12/5/05 in Instrument Number 20051205-0145947, Register's Office for Davidson County, Tennessee. The said Jennifer L. Anderson has since been divorced from Sean A. Anderson pursuant to Final Decree of Divorce filed 12/19/05 as Docket #05D-3495 in the Eighth Circuit Court for Davidson County, Tennessee.

Jennifer Lynn Anderson n/k/a Jennifer Lynn Powers has at all times been the sole owner and resident of the subject property.

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and

possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 8th day of November, 2013.

GRANTOR(S):

JENNIFER LYNN POWERS

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Jennifer Lynn Powers**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 8th day of November, 2013.

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

NOTARY PUBLIC
My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$199,900.00**.

AFFIANT

SWORN TO and subscribed before me this 8th day of November, 2013.

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
My commission expires: 10/18/16