THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 275,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 18 DAY OF November 2013. Notary Public MY COMMISSION EXPIRES: 1-9-16 (AFFIX SEAL)

BOX 50-B

RETURN TO:

PREPARED BY: ESCROW CORP.

BANKERS [illegible] AVE.

3310 [illegible] TN 37203

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN.

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kimberly Powell	First Bank	MAP
7157 Forrest Oaks Drive	6131 Shallowford Rd	PARCEL 155070A03300
Nashville, TN 37221	Chattanooga, TN 37421	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **David B. Tribble and Virginia F. Tribble, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kimberly Powell**, un married

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 16 on the Plan of Revision One to the Final Plat of Poplar Creek Estates, Phase III, Section "A" of record in Plat Book 7900, Page 696, as revised in Plat Book 9700, Page 122, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to David B. Tribble, an unmarried man by Deed from Donald T. Sloan, and wife, Razel Segundino Sloan of record in Instrument No. 20080919-0095514, Register's Office for Davidson County, Tennessee, dated September 08, 2008 and recorded on September 19, 2008.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **7157 Forrest Oaks Drive, Nashville, TN 37221.**

BILL GARRETT, Davidson County
Trans:T20130098248 DEEDWARR
Recvd: 11/19/13 11:05 2 pgs
Fees:13.00 Taxes:1017.50

20131119-0119242

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 and assigns forever; and we do covenant with the said GRANTEES 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 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 ____ hand( ) this the 7th day of November, 2013.

David B. Tribble

Virginia F. Tribble

STATE OF Indiana
COUNTY OF Allen

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **David B. Tribble** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that HE executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 7th day of November, 2013.

My Commission expires: 5-21-15

Notary Public

STATE OF Indiana
COUNTY OF Allen

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Virginia F. Tribble** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that SHE executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 7th day of November, 2013.

My Commission expires: 5-21-15

Notary Public