WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130098930 DEEDWARR
Recvd: 11/21/13 10:51 2 pgs
Fees:13.00 Taxes:703.00

20131121-0120040

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of November, 2013.

Notary Public

MY COMMISSION EXPIRES: November 17, 2014

(AFFIX SEAL)

JOE A. SANDERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jason L. Powell	NEW OWNER	161-07-0-010
(NAME)	(NAME)	
5133 Hilson Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211-5736		
(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(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Robert E. Harris and wife, Dawne M. Harris**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Jason L. Powell and Heather C. Powell , husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or 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. 47 on the plan of Section Two, McMurray Woods, as shown by plat appearing of record in Plat Book 3300, Page 17, 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 Robert E. Harris and wife, Dawne M. Matlock by Deed from James T. Phelps, Sr. and wife, Bettie L. Phelps, dated 04/29/2005 and filed for record on 05/06/2005 in Instrument 200505060051569, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert E. Harris and wife, Dawne M. Harris by Deed from Robert E. Harris and wife, Dawne M. Matlock, dated 04/04/2008 and filed for record on 04/23/2008 in Instrument 200804230041623, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

All matters as set forth per Plat Book 3300, Page 17, said Register's Office.
Restrictions of record in Book 3279, Page 205, said Register's Office.
County of Davidson taxes for the year 2014 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 5133 Hilson Road, Nashville, TN 37211-5736

File No.: 01288-17875
SMG TN Warranty Deed

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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(S), their heirs and/or 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 20th day of November, 2013.

Robert E. Harris

Dawne M. Harris

State of Tennessee
County of Williamson

Personally appeared before me Robert E. Harris and Dawne M. Harris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 20th day of November, 2013.

Notary Public
My Commission Expires: 8/27/17

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

DONALD R. BARRETT JR. NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY