(1)

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
13-1151

BILL GARRETT, Davidson County
Trans:T20130105548 DEEDWARR
Recvd: 12/18/13 15:04 2 pgs
Fees:13.00 Taxes:762.20
20131218-0128026

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $206,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17 DAY OF December 2013.

Notary Public
Commission Expires: My Commission Expires Mar.30, 2016

ROBERT ASHWORTH NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Travis Spencer Johnson 107 Rural Ave Nashville, TN 37209	~~NEW OWNER~~ Suntrust Mortgage, Inc. 901 Semmes Ave Richmond, VA 23224	103-06-0-045.00

WARRANTY DEED

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, I/WE,

John F. Powell, an unmarried man

HEREINAFTER REFERRED TO AS THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Travis Spencer Johnson, an unmarried man

HEREINAFTER CALLED THE GRANTEE, HIS 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. 26 on the Revised Plan of Richland Meadows, Section IV, of record in Book 2330, Page 95, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

BEING the same property conveyed to John F. Powell, an unmarried man, by Warranty Deed from William P. Hoeppner, unmarried, dated 2/28/13 and recorded 3/5/13 in Instrument Number 20130305-0021980; and the same property previously conveyed to William P. Hoeppner by Warranty Deed from Dexter G. Chambers and wife, Carrie Chambers dated 5/29/09 and recorded 6/2/09 in Instrument Number 20090602-0050577, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: Matters shown on the Plan of recird in Plat Book 2330, Page 95; Restrictive Convenants contained in Instrument of record in Book 2541, Page 577; Deed of record in Instrument No. 20090602-0050577, dated May 29, 200; General or special taxes and assessments required to be paid in the year 2013 and subsequent years for Map & Parcel 103-06-0-045.00; taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 107 Rural Ave, Nashville, TN 37209.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 16th day of December, 2013.

John F. Powell

Texas ~~TENNESSEE~~
STATE OF ~~TENNESSEE~~
COUNTY OF McLennan

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,
John F. Powell
with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at 1508 N. Valley Mills Dr., Waco, Texas ~~Tennessee~~ this 16th day of December, 2013.

TYNIA LEACH
Notary Public, State of Texas
My Commission Expires
June 17, 2017

Notary Public
My Commission Expires: _____

(Notary Seal)