File Box 8




STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $$299,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF January, 2014.

NOTARY PUBLIC:
MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| David A Powders<br>1614 Forrest Aven<br>Nashville, TN 37206 | SunTrust Mtg Inc<br>1001 Semmes Ave<br>Richmond VA 23224 | Map 083 10 0<br>Parcel 180.00 |

For and in 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,

MARK KING, LES LAZARUS AND DAN HEICHELBECH

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

David A Powders and Cathleen M. Woods, husband and wife

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(s) 39, as shown on the map entitled Lockeland, a Subdivision of the Chadwell Home Place, of record in Book 57, page 135, 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 MARK KING, LES LAZARUS AND DAN HEICHELBECH, by deed from MCCURDY & CANDLER, TN, LLC F/K/A MCC TN, LLC, SUBSTITUTE TRUSTEE, of record in Instrument No. 20131021-0109550, dated October 17, 2013, said Register's Office.

**This being investment property only, having never been the personal residence of the grantor at anytime.**

This conveyance is made subject to the following:
1) 2014 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is ☐un ☒improved property known as: 1614 Forrest Avenue Nashville, TN 37206
(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 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 my hand(s) this 29th day of January, 2014.

Mark King

Les Lazarus

Dan Heichelbech

BILL GARRETT, Davidson County
Trans:T20140007614 DEEDWARR
Recvd: 02/03/14 10:53 2 pgs
Fees:13.00 Taxes:1109.63

20140203-0009289

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, MARK KING, LES LAZARUS AND DAN HEICHELBECH, with whom I am personally acquainted, (or who 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, at office, this 29th day of Janaury, 2014.

NOTARY PUBLIC

My Commission Expires: 3-3-15

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027