WARRANTY DEED

ET-14-3272

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF May, 2014.

Notary Public

MY COMMISSION EXPIRES: 3-19-17
(AFFIX SEAL)

SHELIA REBURN Notary At Large RUTHERFORD COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Pamela D. Rhone	First National Bank of McMinnville	
3505 Seasons Drive (ADDRESS)	1608 Williams Dr Ste 301 (NAME) (ADDRESS)	150-07-363.00
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Murfreesboro, TN 37129 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we RANDY POWELL AND SHELIA POWELL, HUSBAND AND WIFE, JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto PAMELA D. RHONE, AN UNMARRIED WOMAN, hereinafter called the Grantee(s), their heirs and assigns, that 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. 358 on the Final P.U.D Plan of Section Four-A, Towne Village of The Country, of record in Plat Book 6250, Pages 20 and 21, 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 Randy Powell and Shelia Powell, husband and wife, joint tenants with rights of survivorship by Special Warranty Deed from Deutsche Bank National Trust Company, as Trustee for Equifirst Loan Securitization Trust 2007-1, Mortgage Pass-Through Certificates, Series 2007-1, of record in Instrument No. 20131227-0130381, Register's Office for Davidson County, Tennessee, dated December 18, 2013 and recorded on December 27, 2013.

Being also known as 3505 Seasons Dr., Antioch, TN 37013

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 3505 Seasons Drive, Antioch, Tennessee 37013
(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 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 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/our hand(s) this 30th day of May, 2014.

Randy Powell

Shelia Powell

BILL GARRETT, Davidson County
Trans:T20140038888 DEEDWARR
Recvd: 06/03/14 14:35 2 pgs
Fees:13.00 Taxes:427.35
20140603-0048008

STATE OF Tennessee

COUNTY OF Wilson

On this the 30th day of May, 2014, before me personally appeared Randy Powell and Shelia Powell, husband and wife, joint tenants with rights of survivorship to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 30th day of May, 2014.

Notary Public

My Commission Expires: 10-05-15

(SEAL)

RETURN TO:
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122
Phone: (615)773-0520