WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140044524 DEEDWARR
Recvd: 06/24/14 09:17 2 pgs
Fees:13.00 Taxes:444.00
20140624-0054876

MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $120,000.00.

Affiant

Subscribed and sworn to before me, this the 10th day of June, 2014.

Notary Public

My commission expires: 12-15-15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Janice Hennessey	SAME	**Map 161-11-0-D Group 083-00co**
409 English Ivy Drive		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Natasha Powell, an unmarried person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Bartholomew Joseph Hennessey and Angela Lyn Hennessey, Husband and Wife, and Janice E. Hennessey, an unmarried woman, with Right of Survivorship

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. 83, Building "P", on the Plan of Villages of Brentwood, Phase VII, of record in Book 6900, Page 777, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Natasha Powell, an unmarried person, by Deed dated December 28, 2005 from Molly L. McAllester, an unmarried person and Susan V. Harris, a married person, of record in Instrument No. 20051229-0155926, Register's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of Natasha Powell, pursuant to a Power of Attorney executed by same on the 6th day of May, 2014, of record in Instrument No. 20140624-0054873, Register's Office for Davidson County, Tennessee.

Conveyance of the aboved described parcel of land is subject to the following: The Plan of record in Book 6900, Page 777, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

Agreement for Dedication of Easement for Water Mains and Appurtenances, of record in Book 8197, Page 338, Register's Office for Davidson County, Tennessee.

Dedication of Open Space to Villages of Brentwood Townhouse Homeowners' Association, of record in Book 7663, Page 928, said Register's Office.

Declaration of Covenants, Conditions and Restrictions of The Townhouses at Villages of Brentwood, of record in Book 7231, Page 789, and as amended in Book 7472, Page 108, and Book 7679, Page 109, Register's Office for &*v28& County, Tennessee.

By-Laws of Villages of Brentwood Townhouse Homeowners' Association, Inc. of record in Book 7231, Page 809, Register's Office for Davidson County, Tennessee.

Charter Amendments of Villages of Brentwood Townhouse Homeowners' Association, Inc. of record in Book 7599, Page 914, Book 7925, Page 41, Book 7936, Page 332, Book 8152, Page 927, and Book 8163, Page 593, Register's Office for Davidson County, Tennessee.

This is improved (__X__) Unimproved (____) property, known as **409 English Ivy Drive, Nashville, TN 37211**

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 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/our hand(s) this **10th** day of **June, 2014.**

Natasha Powell by Diana Aubin, Attorney-in-Fact

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 10th day of June, 2014, before me personally appeared, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Diana Aubin**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-in-Fact for **Natasha Powell** and that she as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Natasha Powell**, for the purpose therein contained, by signing the name of **Natasha Powell,** by herself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **10th** day of **June, 2014.**

Anna Mosley

Notary Public

My Commission Expires: 5-8-2018

