mail to:
Vanderpool, Pearman, & Drumwright
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

Warranty Deed

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$143000.00
|Affiant

|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|16th DAY OF June, 2014.
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES:
| (AFFIX SEAL)

RUTH M. FORAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires Dec 20, 2015

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason Mixayphon 600 Glenpark Court Nashville, TN 37217	Same	120-09-059.00

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,

Clyde Powers, unmarried

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

Jason Mixayphon, a single man

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 5A28 on the Map of Glengarry Park Subdivision, Section 5A, as of record in Book 3300, Page 58, Register's Office for Davidson County, Tennessee.

Beginning at the point in the easterly margin of Glenpark Court at the common dividing line between lots Nos. 5A28 and 5A27 on said plan; thence easterly along said dividing line, 124.2 feet to a concrete marker; thence northerly along the dividing line between lots 5A28 and 5A29, 128.1 feet to the southerly margin of Glenpark Drive; thence westerly along said southerly margin of Glenpark Drive 79 feet to the beginning of a curve; thence around said curve, 36.2 feet to a point; thence southerly along the easterly margin of Glenpark Court, 132.1 feet to the point of beginning.

Being the same property conveyed to Clyde Powers, unmarried by Deed from The Clarence and Zenobia Peacock Living Trust dated November 27, 2013 of record in Instrument Number 201312020122254, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) 2014 taxes and subsequent years
2) Property is subject to all matters affecting said premises as shown on Plat of record in Plat Book 3300, Page 58, of Register's Office for Davidson County, Tennessee.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **600 Glenpark Court, Nashville, TN 37217**
(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 16th day of June, 2014.

Clyde Powers
Clyde Powers

BILL GARRETT, Davidson County
Trans:T20140046642 DEEDWARR
Recvd: 07/01/14 09:27 2 pgs
Fees:13.00 Taxes:529.10
20140701-0057493

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Clyde Powers, 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 16th day of June, 2014.

NOTARY PUBLIC

My Commission Expires: 9-11-17

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES:
SEPTEMBER 11, 2017

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076