(1)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140050445 DEEDWARR
Recvd: 07/15/14 09:52 2 pgs
Fees:13.00 Taxes:976.80
20140715-0062201

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $264,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9th day of July 2014

Notary Public

MY COMMISSION EXPIRES: 4-8-17
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 381 Mallory Station Rd, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S)
Nathan D England and wife, Emily E England	Wells Fargo Mortgage	173 09 0A 144.00CO
(NAME) 6917 Sunnywood Drive	(NAME) 1525 West WT Harris Blvd.	
(ADDRESS) Nashville 37211	(ADDRESS) Charlotte, NC 28262	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Sixty-Four Thousand And No/100 Dollars ($264,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Ashley Powell and husband, Brandon Powell**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Nathan D England and wife, Emily E England**, 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. 212 on the Plan of Section One Lenox Village II, as shown by plat of record in Instrument No. 20030106-0001756, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Ashley Powell and husband, Brandon Powell By Warranty Deed from Sandra M. Kelsey, unmarried dated 05/07/07 recorded 05/16/07, of record in Instrument No. 20070516-0058467, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 6917 Sunnywood 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, 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, has 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 our hands this 9th day of July, 2014.

Ashley Powell

Brandon Powell

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Ashley Powell and Brandon Powelli, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that thety executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th of July, 2014.

Notary Public

My Commission Expires: July 24, 2017

(SEAL)

