Davidson County DEEDWARR Recvd: 07/30/14 10:32 3 pgs Fees:18.00 Taxes:662.30 **20140730-0067817**

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way Suite 202
Brentwood, Tennessee 37027
File No.: TN144641

WARRANTY DEED

CAITLIN E. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of July 2014.

NOTARY PUBLIC

My commission expires: 12-27-15

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew P. Gillespie 513 Saint Jules Lane Nashville, TN, 37211	First Community Mortgage 275 Robert Rose Drive Murfreesboro, TN 37129	172-12-D540.00

FOR AND IN CONSIDERATION of the sum of One Hundred Seventy Nine Thousand and 00/100 Dollars ($179,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **GEORGE A. POWELL, AN UNMARRIED MAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **ANDREW P. GILLESPIE, A SINGLE PERSON**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 806, The Town Center Homes at Lenox Village as shown on Exhibit "B" to the Supplemental Declaration of Charter, Easements, Covenants and Restrictions of record in Instrument No 20060622-0074677, in the Register's Office Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Federal National Mortgage Association, by Substitute Trustee's Deed from RECONTRUST COMPANY, N.A. as Substitute Trustee, dated 5/23/2011, recorded 5/27/2011, of record in Instrument 20110527-0040731, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Derek P. Forrest by Warranty Deed from Regent Homes, LLC, dated 5/31/2007, recorded 6/8/2007, of record in Instrument 20070608-0068726, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to George A. Powell, an unmarried man by Deed from Federal National Mortgage Association, dated July 27, 2012, recorded August 3, 2012, of record in Inst # 20120803-0069302, in the register of Deeds for Davidson County, TN.

The address of the herein described property is believed to be 513 Saint Jules Lane, Nashville, TN 37211, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2014 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 29 day of July, 2014.

GEORGE A. POWELL

DAVID P. WEBBER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 9-29-2014

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, George A. Powell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 29 day of July, 2014.

Notary Public

David Webber
Printed Notary Name

My commission expires: 9/29/14

Certification of Authenticity

I, Kim Hollingshead, do hereby make oath that I am a license attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expire: 12-27-15

Notary's Seal (if on paper)

CAITLIN E. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
HAMILTON COUNTY

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).