8700

KELCAREY KASEWARRANTY DEED
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $458,000.00

LaTosa McAdoo
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF AUGUST, 2014.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Return to . Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Keith Miles	FirstBank	11706013300
(NAME)	(NAME)	
2804 Wortham Avenue	3500 Blue Lake Drive	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37215	Birmingham, AL 35243	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Eugene F. Powell and wife, Kathleen B. Powell, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David Keith Miles, married, 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:

BEING Lot No. 2 on the Plan of Sterling Square of record in Plat Book 5050, Page 85, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Eugene F. Powell and Kathleen B. Powell, husband and wife, by deed of record in Instrument No. 20120814-0072410, Register's Office for Davidson County, Tennessee.

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

This instrument is executed on behalf of Eugene F. Powell by Kathleen B. Powell as his Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. 20140827-0078121, in the Register's Office for Davdison County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 2804 Wortham Avenue, Nashville, TN 37215
(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.

BILL GARRETT, Davidson County
Trans:T20140063474 DEEDWARR
Recvd: 08/27/14 11:02 2 pgs
Fees:13.00 Taxes:1694.60
20140827-0078122

Witness our hands this 25th day of August, 2014.

Eugene F. Powell by Kathleen B. Powell, his attorney in fact

Kathleen B. Powell

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kathleen B. Powell with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 25th day of August, 2014.

Commission expires: 3/6/18

Notary Public

PAUL F. SOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 25th day of August, 2014 before me personally appeared Kathleen B. Powell, the person who executed the foregoing instrument on behalf of Eugene F. Powell, and acknowledged that she executed the same as the free act and deed of the said Eugene F. Powell, through Power of Attorney granted her by the said Eugene F. Powell.

Witness my hand and official seal at Nashville, Tennessee this 25th day of August, 2014.

Commission expires: 3/6/18

Notary Public

PAUL F. SOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY