BILL GARRETT, Davidson County
Trans:T20140075661 DEEDWARR
Recvd: 10/07/14 10:42 3 pgs
Fees:18.00 Taxes:875.05
20141007-0092836

NEW PROPERTY OWNER IS
AND SEND TAX BILLS TO:
KATIE POWELL
5058 Stillwood Dr.
Nashville, TN 37220

THIS INSTRUMENT PREPARED BY:
KELLY & SMITH
121/125 PUBLIC SQUARE
GALLATIN, TENNESSEE 37066

Map and Parcel 146-11-0127.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **TWO HUNDRED THIRTY-SIX THOUSAND FIVE HUNDRED AND NO/100 ($236,500.00) DOLLARS**, cash in hand paid, the receipt of which is hereby acknowledged, I, **TOMMY WOMACK, EXECUTOR OF THE ESTATE OF HAROLD WOMACK**, have this day bargained and sold and by these presents do hereby transfer and convey to **KATIE POWELL**, her heirs and and assigns, the following described lot or parcel of land situated in Davidson County, as follows:

Being Lot No. 174 on the Map of Section One Revised, Crieve Hall Estates as of record in Book 1835, pages 122, 123 and 124, Register's Office for said County to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Harold Womack, unmarried by deed from Brenda G. Cross, unmarried dated July 15, 1994 and of record in Book 9412, page 904, Register's Office of Davidson County, Tennessee. The said Harold Womack died testate July 20, 2013 Docket No. 14P455, 7th Circuit Court for Davidson County, Tennessee (Probate Division).

TO HAVE AND TO HOLD the above described lot or parcel of land, together with all the improvements thereon and the appurtenances thereunto belonging, unto the said **GRANTEE**, hER heirs and assigns, in fee simple forever.

I COVENANT with the said GRANTEE, that I am lawfully seized and possessed of said lot or parcel of land, that I have the right to convey same, and that the same is unencumbered EXCEPT for 2014 real estate taxes which are to be paid by GRANTEE, applicable zoning and building regulations and all visible easements.

I FURTHER COVENANT with the said GRANTEE and bind myself, my successors and legal representatives, to warrant and forever defend the title unto the said **GRANTEE**, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 19th day of September, 2014.

Tommy Womack Ex.

TOMMY WOMACK, EXECUTOR OF THE ESTATE OF HAROLD WOMACK

VICKI GRANTHAM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 05-25-2016

STATE OF TENNESSEE

COUNTY OF SUMNER

BEFORE ME, the undersigned, of the State and County aforesaid, personally appeared **TOMMY WOMACK, EXECUTOR OF THE ESTATE OF HAROLD WOMACK**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Gallatin Tennessee, on this the 19th day of September, 2014.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-25-16

OATH

VICKI GRANTHAM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 05-25-2016

STATE OF TENNESSEE

COUNTY OF SUMNER

I, or we, hereby swear or affirm that the actual consideration for this transfer of value of the property transferred, whichever is greater is **$236,500.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

SUBSCRIBED and sworn to before me, this the 19th day of September, 2014.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-25-16

VICKI GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 05-25-2016