BILL GARRETT, Davidson County
Trans:T20140094038 DEEDWARR
Recvd: 12/16/14 12:27 2 pgs
Fees:13.00 Taxes:582.75
20141216-0114919

Prepared by:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 106
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is ~~$157,500.00~~

Affiant

Subscribed and sworn to before me, this 12th day of December, 2014.

Notary Public
My commission expires: ~~10/18/16~~ 11-3-2015

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

07-1410-85832

Address of New Owner:	Send Tax Bills to:	Tax Information
Rachel A. Narlock Andrew Lauber 1322 Riverbrook Drive Hermitage TN 37076	CMG Mortgage, INC. 3160 Crow Canyon Rd, #400 San Ramon, CA 94583	097-02-0-A-055.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Bradley P. Powers, a single man, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Rachel A. Narlock and Andrew Lauber, wife and husband, hereinafter called the Grantees, their successors 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. 55, on the Plan of Villages of Riverwood, Phase One, Section One, Revision One, of record in Instrument No. 20080723-0075577, as corrected by Surveyor's Certificate of Correction of record in Instrument No. 20081105-0110185, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Bradley P. Powers, a single man by deed from Beazer Homes Corp., a Tennessee corporation, dated September 29, 2010, recorded October 4, 2010, of record in Instrument No. 20101004-0079113, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1322 Riverbrook Drive, Hermitage, TN 37076

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 this 12th day of December, 2014.

Bradley P. Powers

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Bradley P. Powers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Franklin, TN, this 12th day of December, 2014.

Deborah K. Devine
State of Tennessee at Large

My Commission expires 10/18/16

