WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150022156 DEEDWARR
Recvd: 03/26/15 11:53 2 pgs
Fees:13.00 Taxes:555.00
20150326-0026053

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 150,000.00

Aisha Hall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 24th day of March, 2015

Notary Public:

MY COMMISSION EXPIRES: 5/23/16
(AFFIX SEAL)

TONJA COX NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Latrease D. Powell	The Mortgage Firm, Inc.	Parcel ID:
3600 Seasons Drive	921 Douglas Ave.,. Ste. 200	150120A10200CO
Antioch, TN 37013	Altamonte Springs, FL 32714	

FOR AND IN 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

James Williams, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Latrease D. Powell , a single woman

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. 621 on the Plan of Somerset, Phase V A, of record in Plat Book 7900, Page 399, Register's Office for said County, to which reference is made for a more complete description.

Said Lot No. 621, which is a corner lot, fronts 80.00 feet on the easterly margin of Seasons Drive and fronts 106.69 feet on the northerly margin of unnamed street, said frontages being joined by a curve having a length of 42.74 feet, and extends back 82.21 feet on the easterly line and 95.00 feet on the northerly line to a point of intersection.

BEING the same property conveyed to James Williams by deed from Karen Lee Yeager, of record in Instrument 199912300309013, dated December 28, 1999, Register's Office for said County

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 7619, Page 647 amended in Book 7657, Page 584; Book 7675, page 923; Book 8663, Page 384; Book 8708, Page 630; Book 7619, page 679 amended in Book 9509, Page 363 and Book 9647, Page 472, said Register's Office.

This conveyance is made subject to: (1) 2015 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 7900, Page 399, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3600 Seasons Drive, Antioch, TN 37013

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.

Witness my hand this 24th day of March, 2015.

James Williams

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 James Williams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of March, 2015.

My Commission Expires: 3/5/15

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.