Davidson County	DEEDWARR
Recvd: 05/04/15 15:42	3 pgs
Fees:18.00 Taxes:425.50	
20150504-0040431	

150990

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of May, 2015.

Notary Public

MY COMMISSION EXPIRES: 11/20/17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 831 Needham Drive, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Collette Powers	Highlands Residential	135120C01300CO
(NAME)	(NAME)	
1973 Nashboro Boulevard	Central Expressway 12001 N Suite 750	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Dallas TX 75243	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Ashley E. Davis, unmarried and Curtis M. Davis and Cynthia E. Davis, husband and wife**, hereinafter called the GRANTOR (S), have bargained and sold, and by these presents do transfer and convey unto **Collette Powers**, a single hereinafter called the GRANTEE(S), his heirs and/or 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 Unit No. 13, on the Horizontal Property Regime, Private Element Plat, Nashville Village - Tract 13, of record in Plat Instrument 200212300161681, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby given for a more complete description of said Unit.

Being the same property conveyed to Ashley E. Davis, an unmarried woman and Curtis M. Davis and Cynthia E. Davis, Husband and Wife by Warranty Deed dated 08/01/2005 from Gallardia Properties LLC of record in Instrument 20050808-0093324, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record. This conveyance is subject to All matters as set forth per Boundary Plat Book 4860, Pages 72 through 76, Plat Instrument 200212300161681, Declaration of Covenants, Conditions and Restrictions of record in Instrument 200212110152726, as amended of record in Instrument 200310080149209, By-Laws of record in Instrument 200212110152727, Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Easement of record in Book 6209, Page 538, Stormwater Detention Agreement Easement of record in Instrument 200212050150029, Easement of record in Instrument 200410250128047, Charter of record in Book 4828, Page 834, and Quitclaim Deed to the Homeowner's Association of record in Instrument 200310080149210, said Register's Office

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1973 Nashboro Boulevard, Nashville, TN 37217

(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 GRANTEE(S), his heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his heirs and/or 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 our hands this 1st day of May, 2015.

Ashley E. Davis

Curtis M. Davis by Ashley E. Davis attorney in fact
Curtis M. Davis
by Ashley E. Davis, Attorney-in-Fact

Cynthia E. Davis by Ashley attorney in fact
Cynthia E. Davis
by Ashley E. Davis, Attorney-in-Fact

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ashley E. Davis the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 1st day of May, 2015.

CONNIE BEARD STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public
My Commission Expires: 4-15-17

State of Tennessee
County of Rutherford

On this 1st day of May, 2015, before me, the undersigned Notary Public in and for the County and State aforementioned, personally appeared Ashley E. Davis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Cynthia E. Davis and Curtis M. Davis, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument # 20150504-0040430 Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 1st day of May, 2015.

CONNIE BEARD STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public
My Commission Expires: 4-15-17

RETURN TO:
Stewart Title Company Tennessee Division
831 Needham Drive
Smyrna, TN 37167

True Copy Certification

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

Connie Buchanan

Connie Buchanan

State of Tennessee/ County of Wilson SS:

Personally appeared before me, Shelly M. Smith, a notary public for this County and State, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith

Shelly M. Smith