WARRANTY DEED

ANTHONY N. GRECO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
Anthony N. Greco
My Commission Expires
October 18, 2016
STATE OF TENNESSEE

G-TN-15-4108

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00.

Christopher S. Power
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF MAY, 2015.

Notary Public

MY COMMISSION EXPIRES: 10-18-16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Christopher S. Power	NEW OWNER	
(NAME)	(NAME)	
4108 Aberdeen Road		**103-8-195.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **HUNTER R. ASHWOOD AND MOLLY J. ASHWOOD**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **CHRISTOPHER S. POWER, UNMARRIED AND HUGH DOUGLAS AND WIFE, DEBORAH HOLLIDAY, TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being Lot No. 15, Block "K", ON THE PLAN OF CHEROKEE PARK, SECTION THREE, as shown in Plan Book 843, Pages 2 and 3, Register's office for Davidson County, Tennessee, to which reference is made for the complete description.

Said Lot No. 15, Block "K", fronts 60 feet on the Northerly margin of Aberdeen Road and extends back 163.90 feet on the Easterly line and 147.06 feet on the Westerly line to a dead line in the rear, measuring 74 feet thereon.

Being the same property conveyed to Hunter R. Ashwood and Molly J. Ashwood by Warranty Deed from Jo Ellen Drennon, unmarried, recorded on the 25th day of May, 2012 in Instrument No. 20120525-0045695, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CHEROKEE PARK, SECTION THREE, as recorded in Plat Book 843, Page(s) 2 and 3.
- Easement for Utilities , recorded in Book 840, Page 663.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4108 Aberdeen Road, Nashville, Tennessee 37205**.

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), their heirs and 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), 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:T20150037149 DEEDWARR
Recvd: 05/13/15 12:41 2 pgs
Fees:13.00 Taxes:1202.50
20150513-0043923

Witness my/our hand(s) this the 8th DAY OF MAY, 2015.

Hunter R. Ashwood

Molly J. Ashwood

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HUNTER R. ASHWOOD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of May, 2015.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MOLLY J. ASHWOOD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of May, 2015.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212