Box 14

27157-2

Box 14

return to: John T. Cook, PC
2927 Berry Hill Drive
Nashville, TN 37204

Prepared by:
Costner Law Office, PLLC
725 Cool Springs Blvd STE 600
Franklin, TN 37064
File #: TNP151849

BILL GARRETT, Davidson County
Trans:T20150039578 DEEDWARR
Recvd: 05/21/15 10:09 2 pgs
Fees:13.00 Taxes:743.70
20150521-0046917

ANNA MOSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2018

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $201,000.00

Affiant

Subscribed and sworn to before me, this 19th day of May, 2015.

Notary Public
My commission expires: 5-8-18

Address of New Owner:	Send Tax Bills to:	Tax Information
Barry & Kaitlen Cassell	Farmington Mortgage	119-06-0-164.00
58 Jay Street	2002 Richard Jones Rd, Ste 300A	
Nashville, TN 37210	Nashville, TN 37215	

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 **Ronald Gilbert Powers, unmarried and Juanita V Powers, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Kaitlen Jeanette Cassell, an unmarried woman and William Barry Cassell, a married man** 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:

Being Lot No. 95 on the Map of Sterling Heights, Section Three, of record in Book 1424, Page 113, Register's Office for Davidson County, Tennessee.

Said Lot No. 95 fronts 75 feet on the north side of Jay Street and runs back between parallel lines 160 feet to a dead line.

Being the same property conveyed to Juanita V Powers and Ronald Gilbert Powers by QuitClaim Deed from Juanita V Powers dated 10/28/1993 and recorded 10/28/1983 in Book 9130, Page 64, 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 58 Jay Street, Nashville, TN 37210

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 15th 19th day of May, 2015.

Ronald Gilbert Powers

Ronald Gilbert Powers

Juanita V. Powers

Juanita V Powers

STATE OF Tennessee
COUNTY OF Williamson

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

Witness my hand in Spring Hill, TN, this 15th 19th day of May, 2015.

State of Tennessee at Large

My Commission expires: 6/24/2018

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY