WARRANTY DEED

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

RETURN TO:

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $223,900.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 20TH DAY OF MAY, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES 1-9-16

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 15-7530 WESTBROOK

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Eric Westbrook	Regions Bank d/b/a Regions Mortgage	141-15-0-B-042.00 CO
6805 River Ridge Drive	2050 PARKWAY OFFICE CIR.	
Nashville, TN 37221	BIRMINGHAM, AL 35244	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

DOUGLAS W. POWELL, UNMARRIED, AND BARBARA S. POWELL, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

ERIC WESTBROOK, A SINGLE MAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 6805 River Ridge Drive, Nashville, TN 37221

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/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), their 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 hand hand on the 20th day of May, 2015.

Douglas W. Powell

Barbara S. Powell

BILL GARRETT, Davidson County
Trans:T20150040567 DEEDWARR
Recvd: 05/26/15 13:30 2 pgs
Fees:13.00 Taxes:828.43
20150526-0048108

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, DOUGLAS W. POWELL AND BARBARA S. POWELL, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 20th day of May, 2015.

Notary Public

My Commission Expires: 6-21-2016

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 06-21-2016

15-7530 WESTBROOK

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee being, Lot 250, ROLLING RIVER ESTATES, PHASE III, as shown on plat of record in Plat Book 5200, Page 81, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property

Being the same property conveyed by Quitclaim Deed from Douglas W. Powell, married to Douglas W. Powell and Barbara S. Powell, husband and wife, as recorded on the 2nd day of June, 2008 in Instrument No. 20080602-0055866 and Warranty Deed from Walter J. Overton, a married man and Laura Overton, wife of Walter J. Overton, to Douglas W. Powell, married, as recorded on the 2nd day of July, 2002 in Instrument No. 20020702-0079427, in the Register's Office of Davidson County, Tennessee.

Pursuant to a divorce decree in Davidson County, Circuit Court, case 13D-3066, the sellers were granted a divorce and are now unmarried persons.

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ROLLING RIVER ESTATES, PHASE III, as recorded in Plat Book 5200, Page(s) 81, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 4788, Page 950, Book 4871, Page 640, Book 4892, Page 689 and Book 5336, Page 480 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Terms and provisions of by-Laws of recorded in Book 4892, Page 679.

f. Charter of Homeowners' Association recorded in Book 4892, Page 671 and amended in Book 8276, Page 552.

g. Easement for Utilities, recorded in Book 5689, Page 652.

h. Conveyance for Common Areas, Open Space, Roadways, Park Areas and Access and Public Utility Easements together with all improvements and appurtenances in, to and upon the said common areas, open spaces, etc., (Phases 1,2,3,4).