THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

BILL GARRETT, Davidson County
Trans:T20150058374 DEEDWARR
Recvd: 07/17/15 13:45 2 pgs
Fees:13.00 Taxes:166.50
20150717-0070146

LAURIE N DOUGLAS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ ~~50,000.00~~ 45,000.00 (W)

Donna Goodloe
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF July, 2015

Laurie N Douglas
Notary Public

MY COMMISSION EXPIRES: 6/19/2018

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cheryl L. Stoltenerg	Same as Owner	MAP 051-15-A
420 Walton Lane J-37		PARCEL -037.00-CO
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **Betty Sue Powell, an unmarried woman**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cheryl L. Stoltenerg unmarried**

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 Unit Number J-37, as shown on the Plan of Quail Creek Condominium as created under Chapter 27, Title 64 of the Tennessee Code Annotated, and as established by a Master Deed of record in Book 6328, Page 44, Register's Office for Davidson County, Tennessee, and as shown on Plan of record in Book 6328, Page 89 and 90, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a complete description thereof, together with undivided interest in the common elements of the Quail Creek Homeowner Association, all as described in Master Deed of record in Book 6328, Page 44, et seq.

Being the same property conveyed to Betty Sue Powell, an unmarried woman by Quitclaim deed from Betty Redden, n/k/a Betty Sue Powell of record in Instrument No. 20140226-0016471 Register's Office for Davidson County, Tennessee, dated February 26, 2014 and recorded on February 26, 2014.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

The signature of Betty Sue Powellis singed hy her duly appointed Attorney-In-Factm Ben Anderson Allen, pursuant to the Power of Attorney recorded in Book * , page _____, said Register's Office. *20150717-0070145

This is () UNIMPROVED

(X) IMPROVED property known as **420 Walton Lane J-37, Madison, TN 37115.**

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(s) this the 15th day of July, 2015.

Betty Sue Powell by Ben Anderson Allen, attorney in fact

Betty Sue Powell, BY: Ben Anderson Allen, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that_____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 15th day of July, 2015.

My Commission expires _____

_____
Notary Public

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 **Ben Anderson Allen** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that HE executed the within instrument on behalf of **Betty Sue Powell**, as HER Attorney in Fact, as the free act and deed of the within named **Betty Sue Powell**.

Witness my hand and official seal this the 15th day of July, 2015.

My Commission expires March 8, 2016

_____
Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY