Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20150070503 DEEDWARR
Recvd: 08/20/15 15:47 2 pgs
Fees:13.00 Taxes:1972.10
20150820-0084218

39-B
File #15-1325

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Michael Powers and wife, Jennifer Powers hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Ian Daykin and wife, Michelle R. Daykin, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Being Unit A on the plan of South Douglas Townhomes, a Private Element Planned Unit Development, of record in Instrument No. 20111221-0099703, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Michael Powers and wife, Jennifer Powers by deed from Jeffrey C. King and wife, Tammy R. King, dated July 16, 2012, of record as Instrument No. 20120831-0078912, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 923 South Douglas Avenue, Nashville, TN, 37204.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 18th day of August, 2015.

Jennifer Powers

Michael Powers

State of ~~Tennessee~~ North Carolina
County of ~~Davidson~~ Durham

On this ~~14th~~ 18th day of August, 2015, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Jennifer Powers and Michael Powers, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Lauren Dincher
Notary Public

My Commission Expires: 2-12-17

LAUREN DINCHER NOTARY PUBLIC WAKE COUNTY, NC MY COMMISSION EXPIRES FEB 12 2017

State of ~~Tennessee~~ North Carolina
County of ~~Davidson~~ Durham

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 533,000.00.

Nicole L. Steed
Affiant

Sworn and subscribed before me on this the ~~14th~~ 18th day of August, 2015.

Lauren Dincher
Notary Public

My Commission Expires: 2-12-17

LAUREN DINCHER NOTARY PUBLIC WAKE COUNTY, NC MY COMMISSION EXPIRES FEB 12 2017

NEW OWNER:
Ian Daykin
923 South Douglas Avenue
Nashville, TN 37204

RESPONSIBLE FOR TAX PAYMENT:
new owner

TAX MAP-PARCEL #:
105-13-0L-001.00