THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15074733** BILL GARRETT, Davidson County Trans:T20150072034 DEEDWARR Recvd: 08/25/15 13:23 2 pgs Fees:13.00 Taxes:4207.97 20150825-0085924	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,137,289.00. Affiant Subscribed and sworn to before me, this 24th day of August, 2015. Notary Public My Commission Expires: 07 MELISSA LEDFORD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES July 3, 2017

WARRANTY DEED

Address New Owner: Gregory L. Powell 1610 16TH AVE S Nashville TN 37212-2908	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 10408035100

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Elizabeth Travis formerly know as Mary Elizabeth Hatcher, as Trustee of the Marrabone Trust, dated October 10th 1990.** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Gregory L. Powell, married** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the Southern 50 feet of the West one-half of Lot No. 53 in O.B. Hayes Plan of Lots of record in Book 21, Page 87, Register's Office for said County.

Said Part of said Lot No. 53 fronts 50 feet on the East side of Belmont Avenue and running back between parallel lines to an alley.

Being the same property conveyed by Warranty Deed from Samuel T. Scott and wife, Janis T. Scott to Mary E. Hatcher, an unmarried woman, as recorded on the 1st day of September, 1981 in Deed Book 5790, Page 303 and Quitclaim Deed from Mary E. Hatcher, an unmarried woman to Mary Elizabeth Hatcher, as Trustee of the Marrobone Trust, dated October 10, 1990, as recorded on the 24th day of June, 1991 in Deed Book 8380, Page 873, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

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

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

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of O.B. HAYES PLAN, as recorded in Plat Book 21, Page(s) 87.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 1610 16TH AVE S Nashvile TN 37212-2908

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of August, 2015.

Marrobone Trust

By: Elizabeth Travis / Mary Elizabeth Hatcher

Elizabeth Travis formerly known as Mary Elizabeth Hatcher, Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Elizabeth Travis formerly known as Mary Elizabeth Hatcher, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the trustee of the Marrobone Trust dated October 10th 1990, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 24th day of August 2015.

Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018