WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150075702 DEEDWARR
Recvd: 09/04/15 11:27 2 pgs
Fees:13.00 Taxes:1572.50
20150904-0090408

B-BR-15-2821

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF AUGUST, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/24/16

(AFFIX SEAL)

KATHERINE R. ROBERTS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Connerth Construction, LLC	New owner	
(NAME)	(NAME)	
2821 Vaulx Lane	PO Box 30925	**118-02-0-111.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Clarksville, TN 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **BETTY MAYTON POWELL, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **CONNERTH CONSTRUCTION, LLC,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of The First Subdivision of The W.T. Berry Estate, Section No. 2 of record in Plat Book 1130, Page 8, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Betty Mayton Powell by Warranty deed from Sara P. Browning, unmarried of record in Instrument No. 20130715-0072895 Register's Office for Davidson County, Tennessee, dated July 12, 2013 and recorded on July 15, 2013. Said property is not and has never been the primary marital residence of the within named Grantor.

This conveyance is subject to:
- Taxes for the year 2015 a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1130, Page 8, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2821 Vaulx Lane , Nashville, Tennessee 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(S), their heirs and 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 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/our hand(s) this the 31st DAY OF AUGUST, 2015.

Betty Mayton Powell by Kathryn Powell Vincent Attorney in Fact

Betty Mayton Powell by Kathryn P. Vincent,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATHRYN P. VINCENT, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of BETTY MAYTON POWELL, and who acknowledged he/she/they executed the same as the free act and deed of the said BETTY MAYTON POWELL.

Witness my hand and official seal, this the 31st of August, 2015.

Notary Public
My Commission Expires: 03/08/2016
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

This instrument prepared by:
Please record and return to:
Freedom Title Services
116 Center Court
Clarksville, TN 37040