Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150077595 DEEDWARR
Recvd: 09/11/15 14:25 2 pgs
Fees:13.00 Taxes:1618.75
20150911-0092624

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $437,500.00

VAnderson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of September, 2015

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SHIRA HUGHES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 09-11-2017

THIS INSTRUMENT WAS PREPARED BY
Legacy Title and Escrow, 330 Robert Rose Dr., Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
SR Properties LLC, and/or Assignee	SR Properties LLC, and/or Assignee	105 14 0 174.00
(NAME)	(NAME)	
1500 Fleetwood Dr.	1500 Fleetwood Dr.	
(ADDRESS)	(ADDRESS)	
Franklin, TN 37064-4859	Franklin, TN 37064-4859	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Marc Powell, unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **SR Properties LLC, and/or Assignee,** 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 the Southerly 4 feet of Lot No. 6 and the Northerly 56 feet of Lot No. 7 on the map of Joseph Knowles' Subdivision, of Block "D" in the C.D. Elliot Plan, as of record in Book 332, Page 48, Register's Office for said County.

Said parts of Lot Nos. 6 and 7 front together 60 feet on the Westerly side of Knowles Avenue, formerly Royal Street, and run back between parallel lines 200 feet to an alley.

Being the same property conveyed to Marc Powell, unmarried by Warranty Deed from Jeff L. Craig, dated March 15, 2000 and recorded March 16, 2000 as Instrument No. 200003160026925, Register's Office for Davidson County, Tennessee

unimproved ☐

This is improved ☑ property, known as 2303 Knowles, Nashville, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/our hands this 11th day of September, 2015.

Marc Powell

Marc Powell

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged to be of Marc Powell and that he as such executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as

WITNESS my hand and seal this 11th day of September, 2015.

Notary Public Danny Lee Smith
My Commission Expires: 4/24/18

File No.: 14072

DANNY LEE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD