WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150096645 DEEDWARR
Recvd: 11/13/15 09:30 2 pgs
Fees:13.00 Taxes:1919.35
20151113-0115361

O-AKR-15-1002

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $518,742.73.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF NOVEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 8/20/19 (AFFIX SEAL)

NATHAN KEITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

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)
1002 Woodmont, LLC	NEW OWNER	
(NAME)	(NAME)	**118-09-0-049.00**
2000 Mallory Lane		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37067		
(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 **J. MONTGOMERY POWELL AND REBECCA POWELL, HUSBAND AND WIFE ,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **1002 WOODMONT, 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. 17 on the Plan of Leonte Subdivision of Lot Nos., 17, 18, and 19, in Noelton, not of record, described according to a survey made by W. B. Southgate, Surveyor December 1936 as follows:

Beginning in the northerly margin of Woodmont Avenue at a point 162 feet 9 inches west o the westerly margin of 10th Avenue, South, said point being the corner of Lot Nos. 16 and 17; thence with the line between said two lots northwardly 201 feet 11 inches to the common corner of Lot Nos. 12, 13, 16 and 17; thence with the line between Lot Nos. 12 and 17 westwardly 100 feet to the common corner of Lot Nos. 11, 12, 17, and 18; thence with the line between Lot Nos. 17 and 18 southwardly 201 feet 10 inches to the northerly margin of Woodmont Avenue; thence with said Avenue eastwardly 100 feet to the beginning.

Being the same property conveyed to J. Montgomery Powell by Warranty deed from Mira Jewell Holt Ellis of record in Book 8780, page 731, Register's Office for Davidson County, Tennessee, dated November 5, 1992 and recorded on November 9, 1992.

Grantor's spouse joins in the execution of this Deed for the purpose of conveying any and all interest, marital or otherwise, that she may have in said property.

This conveyance is subject to:
- Taxes for the year 2016 and subsequent years a lien, not yet due and payable.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3921, Page 646, in the 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: **1002 Woodmont Boulevard , 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 9th DAY OF NOVEMBER, 2015.

J. Montgomery Powell

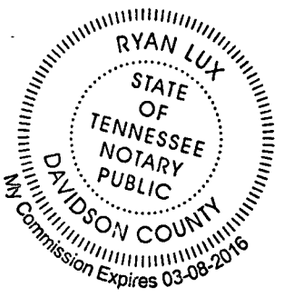
Rebecca Powell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, J. MONTGOMERY POWELL AND REBECCA POWELL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th of November, 2015.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212