(1) Return to: Bridgehouse Title

BILL GARRETT, Davidson County
Trans:T20160000424 DEEDWARR
Recvd: 01/04/16 14:22 2 pgs
Fees:13.00 Taxes:547.60
20160104-0000479

This Instrument Prepared By:
Bottorff & Kavin, PLC (BSL)
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027
(615) 373-1652

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel Nos.
Himmi R. Vasquez 364 Willard Drive Nashville, TN 37211	Southeast Financial Credit Union 220 South Royal Oaks Blvd. Franklin, TN 37064	14801011000

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration or true value of this transfer whichever is greater, is $ 148,000.00 .

Barbara S. Lamb Notary Public State of Tennessee Williamson County

Joanne Powers
Affiant

My Commission Expires:
December 16, 2017

Subscribed and sworn to before me this 29th day of December, 2015.

Barbara S Lamb
Notary Public

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FOR AND IN CONSIDERATION OF Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Joanne T. Powers,** ("Grantor") by these presents does hereby transfer, sell and convey to Himmi R. Vasquez, ("Grantee") his heirs and assigns, a certain tract or parcel of real property more particularly described as follows, to wit:

BEING Lot No. 170 on the Plan of Haywood Acres, Section III, of record in Book 2900. page 81, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description thereof.

Said Lot No. 170 fronts 120 feet on the east side of Willard Drive, and runs back 270.1 feet on the north line and 327.8 feet on the south line, to a dead linein the rear on which it measures 165.7 feet.

BEING the same property conveyed to Harvey R. Powers and wife Joanne T. Powers, by warranty deed from Biltmore Homes, Inc., of record in Book 3159, page 633, Register's Office for Davidson County, Tennessee, the said Harvey R. Powers having since died and subject property being vested in Joanne T. Powers as surviving spouse by the entirety.

This is improved property known as 364 Willard Drive, Nashville, TN 37211.

This conveyance is subject to: (a) Property Taxes for 2016 and subsequent years to the Trustee for the Metropolitan Government of Nashville and Davidson County, Tennessee; (b) All matters shown on the Plan of record in Book 2900, page 81, Register's Office, Davidson County, Tennessee; (c) Restrictive Covenants found at Book 3035, page 505, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said property, with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs and assigns forever.

AND the Grantor does hereby covenant with Grantee that she is lawfully seized and possessed of the said land in fee simple, have a good right to convey it, and the same is unencumbered except for those matters hereinabove mentioned.

AND the Grantor does further covenant and bind herself, her heirs and assigns to warrant and forever defend the title to the said real property to the said Grantee his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, I have hereunto set my hand as of this the 29th day of December, 2015.

GRANTOR :

Joanne T. Powers

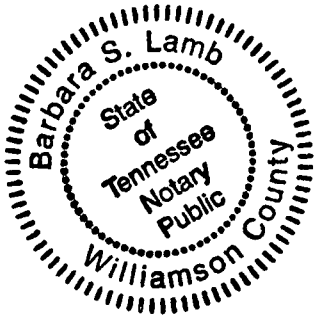
STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, Barbara S. Lamb, a Notary Public in and for said county and state, the within named Joanne T. Powers, with whom I am personally acquainted and who, upon oath, acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, at office in Brentwood, Tennessee, this 29th day of December, 2015.

My Commission Expires:

December 16, 2017



Barbara S. Lamb
Notary Public