Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

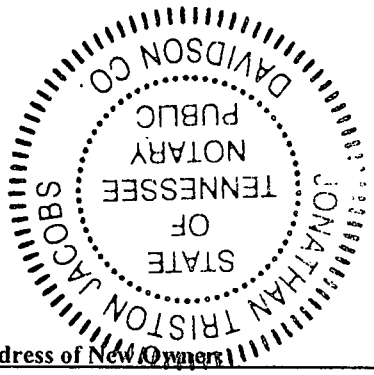
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $22,000.00

Affiant

Subscribed and sworn to before me, this 8th day of February, 2016.

Notary Public
My commission expires: 3.8.16



Address of New Owner:	Send Tax Bills to:	Tax Information
Velma Powell 3434 West Hamilton Avenue Nashville, TN 37218-2215	New Owner	069-04-0-225-00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kirkland R. Vincent and Kay M. Vincent,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Velma Powell,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of E.B. Smith, Jr., Subdivision of record in Plat Book 6200, Page 534, 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 a portion of the same property conveyed to Marion J. Phillips, Sr., and wife, Antha K. Phillips by deed from Bradley Eugene Jacobs, a married person of record in Book 9104, page 288 Register's Office for Davidson County, Tennessee, dated September 27, 1993 and recorded on October 05, 1993.

Being the same property conveyed to Kirkland R. Vincent and Kay M. Vincent by "Tax Sale" Final Decree Confirming Sale deed from Davidson County Clerk and Masters Office (Chancery Court for Davidson County, Tennessee of record in Instrument No. 20090402-0029815 Register's Office for Davidson County, Tennessee, dated January 21, 2009 and recorded on April 02, 2009. (Value of consideration shown in aforementioned deed $4,700.00.) Being also known as 3434 West Hamilton Avenue Nashville, TN 372182215.

This property is improved property known as **3434 West Hamilton Avenue, Nashville, TN, 37218-2215.**

This conveyance is subject to the following: (1) Subject to all matters shown on the Plan of record in Plat Book 6200, Page 534, Register's Office for Davidson County, Tennessee; (2) 2016 Davidson County property taxes a lien but not yet due and payable.

BILL GARRETT, Davidson County
Trans:T20160011555 DEEDWARR
Recvd: 02/11/16 10:23 2 pgs
Fees:13.00 Taxes:81.40
20160211-0013144

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this the 8th day of February, 2016.

Kirkland R. Vincent

Kay M. Vincent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kirkland R. Vincent and Kay M. Vincent** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at this the 8th day of February, 2016.

Notary Public

My Commission expires: 3-8-16

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

FILE NO: 2016014127