WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,500.00

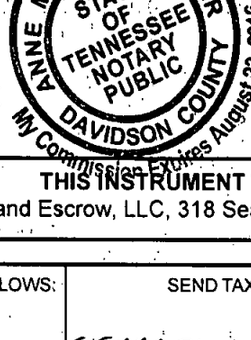
Meredith Mabry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of February, 2016.

Notary Public

MY COMMISSION EXPIRES: 8-23-2016

(AFFIX SEAL)



THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Victoria L. Davis	SIERRA PACIFIC MTG. COMPANY	181 02 0A 233.00
(NAME)	(NAME)	
8121 Lenox Creekside Drive, Unit 4	6021 UNIVERSITY BLVD. #200	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	ELLICOTT CITY, MD 21043	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and 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, WE, Alan D. Powell and Mary W. Powell, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Victoria L. Davis, 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 Unit No. O-4, of Lenox Creekside, Phase 6, as set forth in the Amendment of First Supplement to the Master Deed Establisning Lenox Creekside, Phase II, a condominium form of Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, of record as Instrument No. 20080808-0081967, in the Register's Office for Davidson County, Tennessee, amending Instrument No. 20070801-0091466 and subjecting the property to the Master Deed of record as Instrument No. 20060306-0025686 as amended by Instrument No. 20060606-0066938, in said Register's Office; said unit also being shown as part of Exhibit "A" to said Amendment to First Supplement.

Being the same property conveyed to Alan D. Powell, and Mary W. Powell, husband and wife, by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20121205-0112077, Register's Office for Davidson County, Tennessee, dated December 4, 2012 and recorded on December 5, 2012.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 8121 Lenox Creekside Drive, Unit 4, Antioch, TN 37013
(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.

BILL GARRETT, Davidson County
Trans:T20160013273 DEEDWARR
Recvd: 02/17/16 15:46 2 pgs
Fees:13.00 Taxes:601.25

20160217-0015187

Witness our hands this 12th day of February, 2016.

Alan D. Powell

Mary W. Powell

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 12th day of February, 2016, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Alan D. Powell and Mary W. Powell**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
1.20.19

Notary Public,

