Davidson County	DEEDWARR
Recvd: 04/14/16 11:50	3 pgs
Fees:18.00 Taxes:473.60	
20160414-0035734	

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $128,000.00.

Affiant

Subscribed and sworn to before me, this 31st day of March, 2016.

Notary Public
My commission expires: 9.18.16

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

06-1602-76330

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Zachary Powell	Pinnacle Bank	096-10-0-203.00
2920 Dunmore Drive	P.O. Box 331678	
Nashville TN 37214	Murfreesboro TN. 37153	

PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS WITH REGARD TO THE SUBJECT PROPERTY

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Victoria A. Overton, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Zachary Powell and Kelsey Stevens Powell, husband and wife**, hereinafter called the Grantees, their successors 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 Lot No. 371, on the Plan of Cloverhill, Section No. VII, of record in Book 2133, Page 92, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to David H. Lucas, Sr. by deed from Henry G. Cisneros, Secretary of Housing and Urban Development, of Washington, D.C. dated October 20, 1994, recorded October 28, 1994, of record in Book 9503, Page 948, Register's Office for Davidson County, Tennessee.

The said David H. Lucas, Sr. died testate on 6/02/2014 devising subject property to Victoria H. Overton, as evidenced in Last Will and Testament in File No. 14P1379, Probate Court for Davidson County, Tennessee

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2920 Dunmore Drive, Nashville, TN 37214.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 31st day of March, 2016.

Victoria A. Overton

Victoria A. Overton

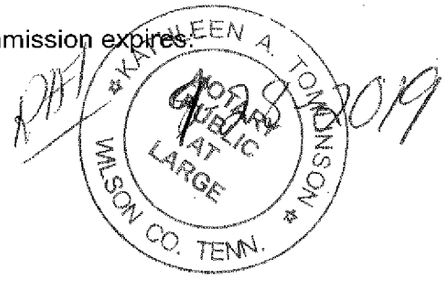
STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Victoria A. Overton**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 31st day of March, 2016.

Notary Public
State of Tennessee at Large

My Commission expires: 8-8-2019



TRUE COPY CERTIFICATION

I, Kimie Perry, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kimie Perry
Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Liz Jones, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Liz Jones
Notary's Signature

My Commission expires: 8-14-17
Notary Seal (if on paper)

