BILL GARRETT, Davidson County
Trans: T20160035448 DEEDWARR
Recvd: 04/29/16 10:26 2 pgs
Fees: 13.00 Taxes: 619.75
20160429-0042038

RHONDA M. HANNAH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 6-18-2019

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,500.00

Affiant

Subscribed and sworn to before me, this 15TH DAY OF APRIL, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Katherine Powell, a married woman	Same (NAME)	01807009700
605 Lucien Drive (ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Trustees of the Walter Nies and Addie B. Nies Living Trust created by Trust Agreement dated September 20, 2001, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Katherine Powell, a married woman, hereinafter called the Grantees, 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. 33 ON THE PLAN OF CHARLESTON SQUARE SUBDIVISION, SECTION ONE, OF RECORD IN BOOK 4860, PAGES 37 AND 38, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO WALTER NIES AND WIFE, ADDIE NIES, BY DEED FROM BRENDA JEAN RUSSELL, UNMARRIED, OF RECORD IN INSTRUMENT NO. 20050906-0106763, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND FURTHER CONVEYED TO TRUSTEES OF THE WALTER NIES AND ADDIE B. NIES LIVING TRUST CREATED BY TRUST AGREEMENT DATED SEPTEMBER 20, 2001, BY DEED FROM WALTER NIES AND WIFE, ADDIE NIES, OF RECORD IN INSTRUMENT NO. 20070706-0080613, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2016 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 605 Lucien Drive a/k/a 605 Lucien Road, Goodlettsville, TN 37072
(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.

Witness my/our hand(s) this 15th day of April, 2016.

WARRANTY DEED
(Continued)

Gloria J. Sutherland, Trustee of the Walter Nies
and Addie B. Nies Living Trust created by Trust
Agreement dated September 20, 2001

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gloria J. Sutherland, Trustee of the Walter Nies and Addie B. Nies Living Trust created by Trust Agreement dated September 20, 2001, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th day of April, 2016.

Notary Public

My Commission Expires: 08-20-19

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072