Davidson County	DEEDWARR
Recvd: 05/23/16 14:58	10 pgs
Fees:53.00 Taxes:399.60	
20160523-0051575	

WARRANTY DEED

JORDAN T MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $108,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19th day of May, 2016.

Notary Public

MY COMMISSION EXPIRES: 01-06-2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Randy Powell and Shelia Powell	Randy Powell and Shelia Powell	108 08 0A 003.00
(NAME)	(NAME)	
3159 Trails End Lane	826 Ridgetop Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Mount Juliet, TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Eight Thousand And No/100 Dollars ($108,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Rebecca Kilborn, Robert Lee Whitehead, and Harold Wayne Whitehead, sole heirs of the estate of Roger Whitehead and Imogene Whitehead, Kenneth B Whitehead, Jr., and Kimberly A. Whitehead, sole heirs of the estate of Kenneth Whitehead, Sr.** hereinafter called the Grantors, has bargained and sold, and by these presents does transfer and convey unto **Randy Powell and Shelia Powell, husband and wife**, 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:

A certain condominium apartment in Davidson County, Tennessee, described as follows: Unit No. 3, Lot No. 2, in a Horizontal Property Regime as shown on the condominium site plan, Section 1, Phase 1, Quail Valley, as of record in Plat Book 5200, Page 394, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sarah C. Brubaker and son, Roger Whitehead by Cash Deed for Tennessee from Samuel R. Pierce, Jr., Secretary of Housing and Urban Development dated October 20, 1988 and recorded October 21, 1988 in Book 7684, Page 14, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Roger Whitehead, Carita Hosier and Kenneth Whitehead by Quit Claim Deed from Carita Hosier, Executrix of the Estate of Sarah Brubaker, for the express purpose of making a conveyance as part of a final distribution of the assets of the Estate of Sarah Brubaker,

File Number: NAT-162863FC

deceased, in the Probate Court of Davidson County, Tennessee, case number 95P-1238 dated February 12, 1996 and recorded February 14, 1996 in Book 9947, Page 52, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Carita Hosier by Quit Claim Deed from Kenneth Whitehead dated November 21, 2002 and recorded December 9, 2002 as Instrument No. 200212090151104, in said Register's Office for Davidson County, Tennessee and by Quit Claim Deed from Kenneth Whitehead dated November 28th, 1995 and recorded February 23rd, 1996, in Book 9956, Page 286, in said register's office

Carita Hosier, a/k/a Carita D. Hosier, died intestate on August 26, 2013, leaving her brothers, Roger Whitehead and Kenneth Whitehead, a/k/a Kenneth B. Whitehead, Sr., as her sole heirs at law. See Affidavits of Heirship recorded contemporaneously herewith as Instrument No. 20160523-0051569 and Instrument No. 20160523-0051570, in the Register's Office for Davidson County, Tennessee.

Roger Whitehead died intestate on July 14, 2015, leaving his children, Rebecca Kilborn, Robert Lee Whitehead and Harold Wayne Whitehead, as his sole heirs at law. See Affidavits of Heirship recorded contemporaneously herewith as Instrument No. 20160523-0051572 and Instrument No. 20160523-0051571, in the Register's Office for Davidson County, Tennessee.

Kenneth Whitehead, a/k/a Kenneth B. Whitehead, Sr., died intestate on October 31, 2015, leaving his wife, Imogene Whitehead, and his children, Kenneth B. Whitehead, Jr. and Kimberly A. Whitehead, as his sole heirs at law. See Affidavits of Heirship recorded contemporaneously herewith as Instrument No. 20160523-0051573 and Instrument No. 20160523-0051574, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3159 Trails End Lane, 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 and assigns forever; and we do covenant with the said Grantees that we 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; 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 our hands this 19th day of May, 2016.

Rebecca Kilborn

STATE OF California

COUNTY OF San Bernardino

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, Rebecca Kilborn, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the ~~19th~~ 18 of May, 2016.

Notary Public

My Commission Expires: March 16, 2019

(SEAL)

CARL DOUGLAS HAMPTON III
Commission # 2100504
Notary Public - California
San Bernardino County
My Comm. Expires Mar 16, 2019

File Number: NAT-162863FC

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

Robert Lee Whitehead

STATE OF California

COUNTY OF Orange

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, Robert Lee Whitehead, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of May, 2016.

Notary Public

My Commission Expires: June 15, 2018

(SEAL)

JACOB NICOL EFIMOFF
Commission # 2071504
Notary Public - California
Orange County
My Comm. Expires Jun 15, 2018

File Number: NAT-162863FC

Harold Wayne Whitehead

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, Harold Wayne Whitehead, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of May, 2016.

Please see attached for Notary.
Notary Public

My Commission Expires: /

(SEAL) /

File Number: NAT-162863FC

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State Of California
County Of Orange

On 5/21/16 before me, David M. Tomasula, a notary public personally appeared

Harold Wayne Whitehead

who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she~~/~~they~~ executed the same in his/~~her~~/~~their~~ authorized capacity (~~ies~~), and that by his/~~her~~/~~their~~ signature~~(s)~~ on the instrument the person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

DAVID M. TOMASULA
COMM...2118889
NOTARY PUBLIC-CALIFORNIA
ORANGE COUNTY
My Term Exp. July 10, 2019

David Tomasula

(Optional)

Title/Type of the document: Warranty Deed

Document Date: 5/21/16

Number of Pages 4 of 4

Signer(s) other than named above not yet signed.

Signer's Capacity: /

Imogene Whitehead

Imogene Whitehead

STATE OF Kentucky

COUNTY OF Pulaski

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, Imogene Whitehead, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of May, 2016.

Notary Public

My Commission Expires

(SEAL)

NETA M. PURVIS
Notary Public-State at Large
KENTUCKY - Notary ID # 530589
My Commission Expires March 23, 2019

File Number: NAT-162863FC

Kenneth B Whitehead

STATE OF Kentucky

COUNTY OF Pulaski

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, Kenneth B. Whitehead, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of May, 2016.

Notary Public

My Commission Expires:

(SEAL)

KANETA M. PURVIS
Notary Public-State at Large
KENTUCKY - Notary ID # 530589
My Commission Expires March 23, 2019

File Number: NAT-162863FC

Kimberly A. Whitehead

Kimberly A. Whitehead

STATE OF Kentucky

COUNTY OF Pulaski

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, Kimberly A. Whitehead, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of May, 2016.

Notary Public

My Commission Expires:

(SEAL)

KANETA M. PURVIS
Notary Public-State at Large
KENTUCKY - Notary ID # 530589
My Commission Expires March 23, 2019

File Number: NAT-162863FC

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith