WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160055278 DEEDWARR
Recvd: 06/29/16 08:56 2 pgs
Fees:13.00 Taxes:1387.50

20160629-0066166

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of June, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mary Margaret Powell	new owner	082 16 0 317.00
(NAME)	(NAME)	
~~617 Boscobel Street~~ 1 Shore Ln., Apt. 2211		
(ADDRESS)	(ADDRESS)	
Jersey City, NJ 07310 ~~Nashville, TN 37206~~		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Stephen M. Humphrey and wife, Abigail N. Humphrey**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Mary Margaret Powell and David Powell, wife and husband**, hereinafter called the GRANTEE(S), 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 all of Lot 22 on the Plan of J.S. Williams Addition to Edgefield, of record in Plat Book 21, Page 45, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Stephen M. Humphrey and wife, Abigail N. Humphrey, by Warranty Deed from Alfred A. Mansour, III and wife, Danielle Mansour, dated 06/04/2010, recorded 06/08/2010, of record in Instrument No. 20100608-0044351, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for 2016 and subsequent years, a lien not yet due and payable.
All matters shown on the plat of record in Plat Book 21, Page 45, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 617 Boscobel Street, Nashville, TN 37206
(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 GRANTEE(S), assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 24th day of June, 2016.

Stephen M. Humphrey

Abigail N. Humphrey

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 Donald R. Barrett, Jr., with whom I am personally acquainted and who proved himself to be the attorney in fact of Stephen M. Humphrey and Abigail N. Humphrey and who being authorized to do so acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of June, 2016.

Notary Public
My Commission Expires: 10/30/16

TONJA BARRON
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027