Prepared By and Return to:
Regal Title, LLC
125 N Church St
Murfreesboro, TN 37130

File Number: 1605203

BILL GARRETT, Davidson County
Trans: T20160059340 DEEDWARR
Recvd: 07/12/16 10:15 2 pgs
Fees: 13.00 Taxes: 677.10
20160712-0071168

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $183,000.00.

Affiant

Subscribed and sworn to before me, this 8th day of July, 2016.

Notary Public
My Commission Expires: 10/18/2016

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Christine Powell and Tom Powell	new owner	176 05 0B 079.00
6029 Firelight Trail		
Nashville, TN 37013		

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, Mary A. Colbert, unmarried, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Christine Powell and Tom Powell, wife and husband, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Being Lot Number 174 on the Plan of Hickory Woods Estates, Section C, of record in Plat Book 6900 at page(s) 884 thru 886, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to James D. Colbert and wife, Mary A. Colbert, by Deed dated November 22, 1989 and recorded November 28, 1989, of record in Book 7992, page 44, in the Register's Office for Davidson County, Tennessee. James D. Colbert having since died January 26, 2012.

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 _X_improved ___unimproved property known as 6029 Firelight Trail, Nashville, TN 37013.

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 8th day of July, 2016.

Mary A. Colbert

Mary A. Colbert

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Mary A. Colbert with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, TN, this 8th day of July, 2016.

Notary Public at Large
My Commission Expires: 1/21/2018

