BILL GARRETT, Davidson County
Trans:T20160072419 DEEDWARR
Recvd: 08/19/16 09:12 2 pgs
Fees:13.00 Taxes:1332.00
20160819-0086716

This Instrument Prepared by:
**Legends Title Services, LLC**
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

**ADDRESS NEW OWNER:**
Robert A. Powell & Wanda F. Powell
5905 Seven Points Trce
Hermitage, TN 37076-3718

**SEND TAX BILL TO:**
New Owner

**MAP/PARCEL 098-13-0C-150.00-CO**

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Tracy A. Younger, Trustee of The William F. Jones and Barbara B. Jones Joint Revocable Living Trust Agreement, dated May 11, 1998,** has this day bargained and sold, and does hereby transfer and convey unto **Robert A. Powell and Wanda F. Powell, husband and wife,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

**Land in Davidson County, Tennessee, being Lot No. 53 on the Plan of Section 2B, The Meadows of Seven Points of record in Plat at Instrument No. 20050727-0087624, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.**

**Being the same property conveyed to William F. Jones and Barbara B. Jones, Trustees U/A/D May 11, 1998 of The William F. Jones and Barbara B. Jones Revocable Living Trust by Warranty deed from Frank Batson Homes, Inc of record in Instrument No. 20051201-0144454 Register's Office for Davidson County, Tennessee, dated November 30, 2005 and recorded on December 1, 2005.**

**Tracy A. Younger was named as Trustee of The William F. Jones and Barbara B. Jones Joint Revocable Living Trust Agreement U/A/D May 11, 1998 under the third amendment to the Trust dated February 17, 2016.**

This is improved property known as: **5905 Seven Points Trace, Hermitage, Tennessee 37076-3718**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

**REAL PROPERTY TAXES:** The real property taxes for the year 2016 shall be prorated as of the date of this deed.

**EASEMENTS AND RIGHTS OF WAY:** This conveyance is made subject to

any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Instrument Number 20050727-0087624, and restrictions in Book 11670, page 822, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

**RULES AND REGULATIONS:** This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

**POSSESSION:** Possession to be given with delivery of deed.

**WITNESS MY HAND** on this the 18th day of August, 2016.

Tracy A Younger, Trustee

**Tracy A. Younger, Trustee of**
**The William F. Jones and Barbara B. Jones Joint Revocable Living Trust Agreement, dated May 11, 1998**

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Tracy A. Younger,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 18th day of August, 2016.

Beverly J. Heatherly
NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 10-07-19

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

The actual value or consideration, whichever is greater, for this transfer is $360,000.00.

AFFIANT

Subscribed and sworn to before me this the 18th day of August, 2016.

Beverly J. Heatherly
NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 10-07-19

File No: 169608