BILL GARRETT, Davidson County
Trans:T20160077506 DEEDWARR
Recvd: 09/06/16 08:38 2 pgs
Fees:13.00 Taxes:869.50
20160906-0092977

Warranty Deed

MEREDITH MALLOY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires November 5, 2018	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $235,000.00. Affiant Subscribed and sworn to before me, this the 29th day of August, 2016. Notary Public My commission expires: 11/5/18

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Cody Fry Haley Fry	Farmington Mortgage	
6427 Henry Ford Drive	2002 Richard Jones Rd. #300A	090-12-0-060-00
Nashville, TN 37209	Nashville, TN 37215	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **DEBRA LAUREN POWELLS NKA DEBRA LAUREN WEBB, A MARRIED WOMAN***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CODY FRY AND HALEY FRY, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND 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 Lot No. 239 on the Plan of Charlotte Park Section IV of record in Plat Book 2663, Page 71, 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 Ross Andrew Powells and Debra Lauren Powells, husband and wife by Warranty deed from Douglas R. Dorer and Mary Anne Jones, husband and wife of record in Instrument No. 20060707-0081427 Register's Office for Davidson County, Tennessee, dated June 27, 2006 and recorded on July 7, 2006.

Being the same property conveyed to Debra Lauren Powells, an unmarried woman by Quitclaim deed from Ross Andrew Powells, an unmarried man of record in Instrument No. 20160803-0080282 Register's Office for Davidson County, Tennessee, dated July 8, 2016 and recorded on August 3, 2016.

**Spouse, Justin Hacker (married 8/18/16), never resided in the subject property.*

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 6427 Henry Ford Drive, Nashville, TN 37209.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and

forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 29th day of August, 2016.

Debra Lauren Powells NKA Debra Lauren Webb

Debra Lauren Powells NKA Debra Lauren Webb

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Debra Lauren Powells NKA Debra Lauren Webb, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 29th day of August, 2016.

J. Brandon Miller

Notary Public

My Commission Expires: 7-2-18

