BILL GARRETT, Davidson County
Trans: T20160084719 DEEDWARR
Recvd: 09/27/16 09:44 2 pgs
Fees: 13.00 Taxes: 839.53
20160927-0101654

WARRANTY DEED

J CARLA IKARD
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 ~~$226,900~~.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 26TH DAY OF SEPTEMBER, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES 1-8-19

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 16-2464B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Edward D. Thornhill	Same as Deed	147-15-0-182.00
5034 Cherrywood Drive		
Nashville, TN 37211-5330		

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,

CELIA E. POWERS, UNMARRIED

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

EDWARD D. THORNHILL

HEREINAFTER CALLED THE GRANTEE(S), 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. 1 on the Plan of Whispering Hills, Section Four of record in Plat Book 2900, Page 22, in the Register's Office for Davidson County, Tennessee, being Triangular in shape to which Plan reference is hereby made for a more complete description of the property.

BEGINNING at a point in the Northeasterly margin of Cherrywood Drive at the common corner of Lots Nos. 1 and 2; thence with the line between said lots, Northeastwardly 197.5 feet to a point; thence North 88 degrees 19' West 218.5 feet to a point in the Northeasterly margin of said drive; thence with the margin of the same, Southeastwardly 180.4 feet to the point of beginning.

Being the same property conveyed to Celia E. Powers, unmarried by Warranty deed from Minnie S. Lauper of record in Instrument No. 20110916-0072003 Register's Office for Davidson County, Tennessee, dated September 13, 2011 and recorded on September 16, 2011.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2016, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 2900, Page 22, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 2930, Page 75, in the Register's Office for Davidson County, Tennessee.

This is property known as 5034 Cherrywood Drive, Nashville, TN 37211-5330

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my hand on the 26th day of September, 2016.

Celia E. Powers

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, CELIA E. POWERS, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 26th day of September, 2016.

Notary Public

My Commission Expires: 10/2/17

File #: 16-2464B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County