BILL GARRETT, Davidson County
Trans:T20160092815 DEEDWARR
Recvd: 10/20/16 13:59 2 pgs
Fees:13.00 Taxes:329.30
20161020-0111049

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

**ADDRESS NEW OWNER:**
Jeffrey Powell &
222 Hickory Hill Court
Nashville, TN 37214-3444

**SEND TAX BILL TO:**
New Owner

**MAP/PARCEL 096-07-0A-001.00-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, **Malinda K. Draper, a single woman,** has this day bargained and sold, and does hereby transfer and convey unto **Jeffrey Powell, a single man,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

**Land in Davidson County, Tennessee, being Lot No. 7, Unit No. 4 on the Plan of Bianca Square Condominiums of record in Book 5800, Page 101, as amended in Book 5200, page 661 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 Malinda K. Draper by Quitclaim deed from Toni S. Draper of record in Instrument No. 20130516-0049171, Register's Office for Davidson County, Tennessee, dated May 10, 2013 and recorded on May 16, 2013.**

This is improved property known as: **222 Hickory Hill Court, Nashville, Tennessee 37214-3444**

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 Book 5800, Page 101, as amended in Book 5200, page 661, 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 7th day of October, 2016.

**Malinda K. Draper**

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Malinda K. Draper,** 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 7th day of October, 2016.

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 10-07-19

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $89,000.00.

AFFIANT

Subscribed and sworn to before me this the 7th day of October, 2016.

NOTARY PUBLIC

My Commission Expires: 10-07-19

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY