WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $389,500.00.

Pamela Sidbury
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF OCTOBER, 2016.

W R J S
Notary Public

MY COMMISSION EXPIRES: 5-27-19
(AFFIX SEAL)

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires May 27, 2019

R-VRES-16-6012-T

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Michael J. Sillers and Rebecca B. Sillers	Michael and Becky Sillers	
(NAME)	(NAME)	**091-02-0L-002.00-CO**
6012 B Louisiana Avenue	6012 B Louisiana Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **DAVID P. POWELL, UNMARRIED AND EUGENE F. POWELL AND KATHLEEN B. POWELL, HUSBAND AND WIFE AND YAN YAN DONG, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHAEL J. SILLERS AND REBECCA B. SILLERS, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennesse, being Unit "B" Homes at 6012 Louisiana Avenue, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants Conditions and Restrictions for Homes at 6012 Louisiana Avenue, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20140819-0075009, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners, and tenants of Homes at 6012 Louisiana Avenue, a Horizontal Property Regime with Private Elements, contained in the said Declaration, the Plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20140819-0075009, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to David P. Powell and Yan Yan Dong, husband and wife, and Eugene F. Powell and Kathleen B. Powell, husband and wife by General Warranty deed from SSCA Real Estate Holding Company, LLC, a Tennessee limited liability company of record in Instrument No. 20150610-0054806 Register's Office for Davidson County, Tennessee, dated May 04, 2015 and recorded on June 10, 2015.

This conveyance is subject to:
- Taxes for the year 2017 and subsequent.
- Plan of record in Plat Book 161, Page 75, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20140819-0075009, Register's Office for Davidson County, Tennessee.
- Restrictive Covenant for Detached Structure of record in Instrument Number 20150127-0007615, in the Register's Office for DavidsonCounty, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6012 B Louisiana Avenue, Nashville, Tennessee 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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that 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 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20160096100 DEEDWARR
Recvd: 10/31/16 14:16 2 pgs
Fees:13.00 Taxes:1441.15
20161031-0114931

Witness my/our hand(s) this the 25th DAY OF OCTOBER, 2016.

David P. Powell

Eugene F. Powell by David P. Powell as Attorney-In-Fact

Eugene F. Powell by David P. Powell as Attorney in Fact

Kathleen B. Powell by David P. Powell as Attorney-In-Fact

Kathleen B. Powell by David P. Powell as Attorney in Fact

Yan Yan Dong

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID P. POWELL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of October, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

NATHAN KEITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID P. POWELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of EUGENE F. POWELL AND KATHLEEN B. POWELL, and who acknowledged he/she/they executed the same as the free act and deed of the said EUGENE F. POWELL AND KATHLEEN B. POWELL.

Witness my hand and official seal, this the 25th of October, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

NATHAN KEITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, YAN YAN DONG, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of October, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

NATHAN KEITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212