Davidson County	DEEDWARR
Recvd: 12/29/16 13:46	2 pgs
Fees:13.00 Taxes:439.01	
20161229-0136947	

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,650.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th day of December, 2016

Notary Public

MY COMMISSION EXPIRES 11-3-20

(AFFIX SEAL)

NAUZIE KARAMI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Thomas E. Powers and Amy Powers	Traders Bank a division of Citizens Bank of Lafayette	051 03 0 201.00
(NAME)	(NAME)	
515 Barbara Drive	120 N. Jackson Street	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Tullahoma, TN 37388	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Eighteen Thousand Six Hundred Fifty And No/100 Dollars ($118,650.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Marie E. Cunningham n/k/a Marie E. Pratt, a married woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Thomas E. Powers and Amy Powers, husband and wife**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot 48 on the Plan of Pleasant Acres, Section Two, as of record in Book 2133, page 75, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Larry D. Cunningham and wife, Marie E. Cunningham by Deed from Dorthe H. Spero, Unmarried dated September 29, 1995 and recorded October 10, 1995 in Book 9823, Page 230, in said Register's Office for Davidson County, Tennessee. The said Larry D. Cunningham having died on December 25, 2003 leaving Marie E. Cunningham as the surviving tenant by entirey. The said Marie E. Cunningham k/n/a Marie E. Pratt-Cunningham, Grantor warrants that she has never lived in the subject property as a married person and that the subject property is not subject to any marital rights herein.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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unimproved ☐
This is improved ☒ property, known as 515 Barbara Drive, Madison, TN 37115

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, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 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 our hands this 27th day of December 2017

Marie E. Pratt

Marie E. Pratt

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Marie E. Pratt, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of December, 2016.

Nauzie Karami

Notary Public

My Commission Expires: 11.3.20

(SEAL)

NAUZIE KARAMI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I Maxwell Coyle, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Maxwell Coyle

State of Tennessee/County of Williamson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Maxwell Coyle, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M Smith

Shelly M Smith Commission Expires 4-24-2018

SHELLY M SMITH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

File Number: GRN-167779FC