Box 14

Box14
G 29310-4

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

Subscribed and sworn to before me, this 30th day of December, 2016.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

BILL GARRETT, Davidson County
Trans:T20170000081 DEEDWARR
Recvd: 01/03/17 09:18 2 pgs
Fees:13.00 Taxes:1665.00
20170103-0000099

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Erik Powell	NEW OWNER	117-07-0
(NAME)	(NAME)	(MAP)
1902 Lombardy Ave.		023.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37215		
(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, I/we, **Robin B. Rucker, formerly known as Robin Beresford,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Erik Powell and Meredith Sickle, as tenants in common,** hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 5, of Block "B" on the Plan of Walter Stokes Home Place, Subdivision No. 1 of record in Plat Book 974, Page 92, 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 Robin Beresford by Quitclaim Deed from Richard E. Beresford, of record in Book 8823, Page 283, Register's Office for Davidson County, Tennessee, dated December 17, 1992 and recorded on December 23, 1992.

This is not the primary residence of the Grantor.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 1902 Lombardy Ave., Nashville, Tennessee 37215

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, 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 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 this 29 day of December, 2016.

Robin B. Rucker

Robin B. Rucker

STATE OF TEXAS
COUNTY OF Gillespie

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Robin B. Rucker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and official seal at office at 110 N. Milam Fbg, Texas, on this the 29 day of December, 2016.

Jennifer Carleton

Notary Public

My Commission Expires:

JENNIFER CARLETON
MY COMMISSION EXPIRES
October 16, 2018