BILL GARRETT, Davidson County
Trans:T20170010264 DEEDWARR
Recvd: 02/03/17 10:13 2 pgs
Fees:13.00 Taxes:935.73
20170203-0011697

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 26th day of January, 2017, by and between Teresa Jean Walker, unmarried ~~woamn~~, party of the first part, and Nicholas Powers and Taylor Powers, Husband and Wife, party of the second part. *woman

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 05 on the Plan of Timber Ridge of record as Instrument Number 20040113-0005330, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being all or part of the same property conveyed to Teresa Jean Walker by virtue of that certain Warranty Deed dated August 31, 2004, and being of record at Instrument No. 20040907-0107922 in the Register's Office of Davidson County, Tennessee.

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 I do covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2017 Davidson County real property taxes, being a lien not yet due and payable and Subject to all easments and restrictions of record; and I do further covenant and bind myself, my 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.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Teresa Jean Walker

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Teresa Jean Walker, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 26th day of January, 2017.

Notary Public

My Commission Expires: 9-25-2019

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

Property Owner & Address: Nicholas Powers and Taylor Powers

Tax Parcel No 108160A00500CO

Property Address: 1616 Timber Run
Nashville, TN 37214

MAIL TAX BILLS TO: SAME AS NEW OWNER

STATE OF
COUNTY OF

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $252,900.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

R Walters
AFFIANT

SUBSCRIBED AND SWORN TO before me this 26 day of January, 2017.

Tabatha Edwards
Notary Public

My Commission Expires: 11-5-19

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Return to:
MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206