


STATE OF TENNESSEE 20515
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $148,925.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF February, 2017

Notary Public Ollie Mai Parsley
MY COMMISSION EXPIRES: 3/ 6/2018

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 323 Emery Drive, Nashville, TN 37214-3113

| NAME | ADDRESS |
|---|---|
| Address New Owner(s) as Follows: | Send Tax Bills To: |
| Parker A. Roush | Renasant Bank |
| (Name) | (Name) |
| 1306 Mercury Drive | 2001 Park Place N. Ste 150 |
| (Street Address or Route Number) | (Street Address) |
| Nashville, TN 37217 | Birmingham AL 35203 |
| (City) (State) (Zip) | (City) (State) (Zip) |

Map-Parcel Number(s): 12002016200

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, Thomas J. Powell and wife, Christine Powell f/k/a Christine Reed HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Parker A. Roush and Kara E. Roush, 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:

LAND in Davidson County, Tennessee, being Lot No. 92 on the Plan of Stardust Acres, of record in Book 1424, page 92, Register's Office for Davidson County, Tennessee.

Said Lot No. 92 fronts 60.0 feet on the north side of Mercury Drive and runs back 175.0 feet on the west line and 175.0 feet on the east line to a line in the rear which measures 60.0 feet thereon.

BEING the same property conveyed to Thomas J. Powell and Christine Reed, both unmarried, as tenants in common, by Warranty Deed from Julia Rose Powell Mulherin, et al, dated July 1, 1991, and filed on July 3, 1991, in Book 8391, page 355 and as re-recorded on August 1, 1991, in Book 8411, page 667, said Register's Office. The Grantors have since married and Christine Reed is now know as Christine Powell.

This is improved property known as 1306 Mercury Drive, Nashville, TN 37217.

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, their heirs and assigns, forever; and we do covenant with the said GRANTEE 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, 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 his/her/their hand(s) this 24th day of February, 2017.

Seller

Thomas J. Powell

Christine Powell

BILL GARRETT, Davidson County
Trans:T20170018003 DEEDWARR
Recvd: 03/02/17 09:30 2 pgs
Fees:13.00 Taxes:551.02

20170302-0020586

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Ollie Mai Parsley, a Notary Public within and for the State and County aforesaid, the within named Thomas J. Powell and wife, Christine Powell, the bargainor(s), 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 at Nashville, Tennessee, this 24th day of February, 2017.

My commission expires 3/6/2018.

Notary Public: Ollie Mai Parsley

