WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170023935 DEEDWARR
Recvd: 03/21/17 13:10 2 pgs
Fees:13.00 Taxes:1483.70
20170321-0027517

Emily Kornbau
State of Tennessee Notary Public
Sumner County
My Commission Expires June 19, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $401,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th day of March, 2017.

Notary Public

MY COMMISSION EXPIRES: 6/19/18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Sharon P. Powers		115 09 0 049.00
(NAME)	(NAME) new owner	
813 Rodney Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Four Hundred One Thousand And No/100 Dollars ($401,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Mary M Abrams, an unmarried widow**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Sharon P. Powers, an unmarried woman**, 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. 218 on the Plan of Section Eight, West Meade Hills, of record in Book 3600, pages 61 and 62, said Register's Office, amended in Book 3939, page 417 and Book 3988, page 246, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to David I. Abrams and wife, Mary M. Abrams by Warranty Deed from Chad F. Burnette and wife, Elizabeth B. Burnette dated February 23, 2009 and recorded February 27, 2009 as Instrument No. 20090227-0017229, in said Register's Office for Davidson County, Tennessee. The said David I. Abrams having died on February 17, 2017 leaving Mary M. Abrams as the surviving tenant by entirety.

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 813 Rodney Dr, Nashville, TN 37205

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 15th day of March, 2017

Mary M Abrams

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 Mary M Abrams, 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 15th of March, 2017.

Notary Public

My Commission Expires: 7/6/20

(SEAL)

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

File Number: GRN-171062SSO