(2)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00.

Alexis M. Cantrell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF MARCH, 2017.

Georgette R Kennedy
Notary Public

MY COMMISSION EXPIRES: 03-08-21
(AFFIX SEAL)

GEORGETTE R. KENNEDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20170027846 DEEDWARR
Recvd: 04/03/17 12:18 2 pgs
Fees:13.00 Taxes:795.50
20170403-0032209

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
John M. Feldhacker	Franklin American Mortgage Co.	
(NAME) **8251 Coley Davis Road**	(NAME) 6100 Tower Cirlce, Ste. 600	**141-00-0-071-00**
(ADDRESS) **Nashville, TN 37221**	(ADDRESS) Franklin, TN 37067	
(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, **LAINE KELLY POWERS AND WILLIAM POWERS, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOHN M. FELDHACKER, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in the Ninth Civil District of Davidson County, Tennessee, described in a survey by John Kohl dated December 1, 1976 as follows:

Beginning at the original Northeast corner of a 19 acre tract of record in Book 3789, Page 890 Register's Office for Davidson County, said point being the Westerly margin of Coley Davis Road, thence South 15 degrees 20 minutes 36 seconds East 100 feet to a point; thence South 89 degrees 16 minutes 37 seconds West 147.79 feet to a point; thence South 71 degrees 14 minutes 02 seconds West 578.74 feet to a point in the center line of the Big Harpeth River; thence with said line North 2 degrees 16 minutes 23 seconds East 328.02 feet to a point; thence South 86 degrees 13 minutes 37 seconds East 657.7 feet to the paint of beginning.

Being the same property conveyed to Laine Kelly and husband, William Powers by warranty deed from Camran Wani and Kuvan Wani, husband and wife of record in Instrument No. 20131101-0113413 Register's Office for Davidson County, Tennessee, dated 10/28/2013 and recorded on 11/01/2013. The said Laine Kelly being one and the same, and now known, as Laine Kelly Powers.

This conveyance is subject to:
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **8251 Coley Davis Road, Nashville, Tennessee 37221**.

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 we do covenant with the said GRANTEE(S) 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(S), 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/our hand(s) this the 31st DAY OF MARCH, 2017.

Laine Kelly Powers
William Powers by Laine Kelly
Attorney in Fact
William Powers by Laine Kelly, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAINE KELLY POWERS, the within named bargainor, 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, this the 31st of March, 2017.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAINE KELLY, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of WILLIAM POWERS, and who acknowledged he/she/they executed the same as the free act and deed of the said WILLIAM POWERS.

Witness my hand and official seal, this the 31st of March, 2017.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212