

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $110,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 3rd day of April, 2017.

NOTARY PUBLIC

My commission expires: 4-28-19

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20170028715 DEEDWARR
Recvd: 04/05/17 11:11 2 pgs
Fees:13.00 Taxes:407.00
20170405-0033387

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Sara Stewart	Churchill Mtg.Corp.	096 07 0A 001.00CO
(NAME)	(NAME)	
222 Hickory Hills Court	761 Old Hickory Blvd.,#400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Brentwood, TN 37027	

Warranty Deed

For and in Consideration of the sum of $110,000.00 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 **Jeffrey Powell, a single man,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Sara Stewart, single woman**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 7, Unit No. 4 on the Plan of Bianca Square Condominiums of record in Book 5800, Page 101, as amended in Book 5200, Page 661 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 Jeffrey Powell, a single man by deed from Malinda K. Draper, a single woman, dated October 7, 2016, of record in Instrument No. 20161020-0111049, said Register's Office.

This property is __unimproved _X_improved property known as: 222 Hickory Hills Court, Nashville, TN 37214.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 3rd day of April, 2017.

* _____
Jeffrey Powell

STATE OF ~~TENNESSEE~~ MI
COUNTY OF ~~WILSON~~ Ingham

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeffrey Powell, a single man, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd day of April, 2017.

* _____
Notary Public
My Commission Expires: Nov 11, 2023

VANESSA A. DENISON
NOTARY PUBLIC, STATE OF MI
COUNTY OF EATON
MY COMMISSION EXPIRES Nov 13, 2023
ACTING IN COUNTY OF Ingham

VANESSA A. DENISON NOTARY PUBLIC EATON COUNTY, MICH.

After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122