WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/20/17 16:02 2 pgs
Fees:13.00 Taxes:684.50
20170420-0039011

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$185,000.00.**

Lee Ann Maloney
Affiant

Subscribed and sworn to before me this 13th day of April, 2017.

Julie Coone
Notary Public
My Commission expires: 5-24-17
(Affix Seal)

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC BEDFORD COUNTY, TENN.

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Jessica Richards	Same	10504004800
3940 Turkey Dr.		
Apt. H. Nashville, TN 37211		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Antonio R. Powell**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jessica Richards**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being the South portion of Lot 124 on the Plan of John Trimble's First Addition, as of record in Book 19, Page 220, RODC, TN, and described according to a survey by Rocky Montoya-Land Surveying, TN RLS 697, 1105 Old Dickerson Pike, Goodlettsville, TN 37072, dated February 6, 2017, and described as follows:

Beginning at an iron rod (set), said point being the Southwest corner of Lot 124, the Southeast corner of Lot 122 of said subdivision, the North margin of North Hill Street; thence leaving said North margin along the common line of Lot 122 and 124 North 30 deg. 27 min. 12 sec. West 114.00 feet to an iron rod (old) in the South line of Metro Government property as of record in CR 20150702-0064013, RODC, TN; thence with the South line of Metro Government, the North line of this lot North 62 deg. 08 min. 21 sec. East 55.53 feet to an iron rod (set) in the West margin of Lincoln Street; thence with said West margin South 37 deg. 11 min. 24 sec. East 114.43 feet to a point, said point being the intersection of North Hill Street and Lincoln Street; thence with the North margin of North Hill Street South 61 deg. 20 min. 07 sec. West 68.93 feet to the point of beginning, containing 7,062 square feet, 0.16 acres, more or less.

Being the same properties conveyed to Antonio R. Powell by Quitclaim Deeds of record in Instrument Number's 20080219-0015608 and 20071002-0117151, Register's Office for Davidson County, Tennessee. Further conveyed to Antonio R. Powell from Antonio R. Powell by Quitclaim Deed (combining Lot Numbers 26 & 28) on February 22, 2017, of record in Instrument Number 20170222-0017892, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 in the estimated amount of (TO BE ASSESSED) for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 10504004800, which are not due until 10/1/2017.
- Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or attached plat, if any. The Company does not insure the area, square footage, or acreage of the land.

This is improved property known as: **26 & 28 North Hill Street, Nashville, TN 37210**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 April 13, 2017.

Antonio R Powell
Antonio R. Powell

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Antonio R. Powell** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this April 13, 2017

My commission expires 5-24-17

Julie Coone
Notary Public

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
FAURY COUNTY, TN

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Julie Coone
Notary's Signature

My commission expires: 5-24-17

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
FAURY COUNTY, TN