Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $215,000.00

Affiant

Subscribed and sworn to before me, this 24th day of May 2017.

Notary Public
My commission expires: 2/25/19

Davidson County DEEDWARR
Recvd: 05/25/17 09:04 3 pgs
Fees:18.00 Taxes:795.50
20170525-0051930

AMY CROSS NANCE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Jack D. Powers	CMG Mortgage, Inc.	095 04 0 117.00
213 Ridgeway Dr.	3160 Crow Canyon Rd., Suite 400	
Nashville TN 37214	San Ramon, CA 94583	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Jennifer L. Couture n/k/a Jennifer L. Mapescouture and Mallory Ann Mapes n/k/a Mallory A. Mapescouture, spouses, and hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Jack D. Powers and Lisa Powers, husband and wife, hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 83 on the Map of Eva-Mor Heights, of record in Book 1424 Page 149, Register's Office for Davidson County, Tennessee, said Lot No. 83 Fronts 75 feet on the Easterly side of Ridgeway Drive and runs back between Parallel Lines 200 feet to a dead line.

Being the same property conveyed to Jennifer L. Couture n/k/a Jennifer L. Mapescouture and Mallory Ann Mapes n/k/a Mallory A. Mapescouture by Quitclaim deed dated July 24, 2004, from Jennifer L. Couture of record in Instrument No. 20140728-0066737, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2017 taxes, a lien which are not yet due and payable. 2) All matters appearing on the plan of Eva-Mor Heights of record in Plat Book 7262 Page 780, Register's Office for Davidson County, Tennessee. 3) Water Line Easement of record in Book 7262 Page 780.

This property is improved property known as 213 Ridgeway Dr, Nashville, Tennessee 37214

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. Grantors covenant with Grantee(s) that Grantor(s) 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 24th day of May, 2017.

Jennifer L. Mapescouture

Mallory A. Mapescouture

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jennifer L. Mapescouture and Mallory A. Mapescouture, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 24th day of May, 2017.

Notary Public

My Commission expires: 2/25/19

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 10011

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

Sheri Engel
Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 2/25/19

MARY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY