BILL GARRETT, Davidson County
Trans: T20170049299 DEEDWARR
Recvd: 06/09/17 09:23 2 pgs
Fees: 13.00 Taxes: 592.00
20170609-0057865

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 100
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $160,000.00.

Affiant

Subscribed and sworn to before me this 6th day of June, 2017.

Notary Public
My commission expires: 3/31/20

TONJA COX
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES MARCH 31, 2020

04-1705-56456

Address of New Owner:	Send Tax Bills to:	Tax Information:
Jeffrey Powell	Jeffrey Powell	086-02-0-097.00
7004 Panama Drive	7004 Panama Drive	
Hermitage TN 37076	Hermitage TN 37076	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Tiffany R. Stewart, now known as Tiffany R Woodard, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Jeffrey Powell**, hereinafter called the Grantees, their successors 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. 45, on the Plan of Dodson Heights, of record in Book 2900, Page 113, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Steven R. Stewart and wife, Tiffany R. Stewart by Warranty Deed from Robert F. Tonini and wife, Rita L. Brandon now known as Rita Tonini, dated March 28, 2007, recorded March 30, 2007, of record in Instrument No. 20070330-0038386, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Tiffany R. Stewart, unmarried by Quitclaim Deed from Steven R. Stewart, dated June 20, 2014, recorded July 1, 2014, of record in Instrument No. 20140701-0057775, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Tiffany R. Stewart, unmarried by Quitclaim Deed from Cecil Woodard, unmarried, dated June 30, 2014, recorded July 1, 2014, of record in Instrument No. 20140701-0057776, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 7004 Panama Drive, Hermitage, TN 37076.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever

WITNESS my hand this 6th day of June, 2017.

Tiffany R. Stewart now known as Tiffany R. Woodard

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Tiffany R. Woodard now known as Tiffany Woodard** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 6th day of June, 2017.

Notary Public
State of Tennessee at Large

TONJA COX
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES MARCH 31, 2020

My Commission expires: 3/31/20