THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170411609** BILL GARRETT, Davidson County Trans:T20170050329 DEEDWARR Recvd: 06/13/17 10:02 2 pgs Fees:13.00 Taxes:2775.00 20170613-0059121	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $750,000.00 Catherine B. Cheeseman Affiant Subscribed and sworn to before me, this 8th day of June, 2017. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jason Powell and Amy Powell 1702 Kingsbury Drive Nashville TN 37215	New Owner	Tax Parcel ID No. 158-12-0-013.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kenneth C. Cheeseman and Catherine B. Cheeseman, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Jason Powell and Amy Powell, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 535, as shown on the map entitled Resubdivision of Lots 535 and 536 Hillsboro Park Section 13, of record in Instrument No. 20050617-0069608, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to KENNETH C. CHEESEMAN and wife, CATHERINE B. CHEESEMAN, by deed from CONRAD CONSTRUCTION COMPANY, INC., A TENNESSEE CORPORATION, of record in Instrument No. 20061023-0131150, dated October 11, 2006, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2017 and subsequent years for Map-Par. 158-12-0-013.00.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Instrument No. 20050617-0069608, said Register's Office.

This is improved property located at 1702 Kingsbury Drive Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except

for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of June, 2017.

Kenneth C Cheeseman by Catherine B. Cheeseman Attorney in fact

Kenneth C. Cheeseman by Catherine B. Cheeseman, his Attorney-in-Fact

Catherine B. Cheeseman

Catherine B. Cheeseman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Catherine B. Cheeseman, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-fact for Kenneth C. Cheeseman, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 8th day of June, 2017.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018