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WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170053103 DEEDWARR
Recvd: 06/21/17 10:37 2 pgs
Fees:13.00 Taxes:592.00
20170621-0062419

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of June, 2017.

Notary Public

MY COMMISSION EXPIRES: 8/27/20

(AFFIX SEAL)

DICKSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE CHRISTY MICHELLE JONES

THIS INSTRUMENT WAS PREPARED BY
Smart Title & Escrow, LLC, 256 Seaboard Lane, Suite D-101, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jeffrey Powell	Jeffrey Powell	07111016200
(NAME)	(NAME)	
309 Pullen Avenue	309 Pullen Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Nashville, TN 37207	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Lexie W. Brake and wife, Patricia A. Brake , hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jeffrey Powell and John R. Powell and John E. Powell, Tenants in Common with Right of Survivorship, hereinafter called the Grantees, their heirs 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 the easterly 50 feet of Lot No. 61 on the plan of Trinity Heights Addition, as of record in Plat Book 161, Page 38, Register's Office for Davidson County, Tennessee. to which reference is made for a more complete description.

Said portion of Lot No. 61 fronts 50 feet on the northerly side of Pullen Avenue and runs back between parallel lines 150 feet to an alley

Being the same property conveyed to Lexie W. Brake and wife, Patricia A. Brake by Warranty Deed from James M. Russell and wife, Delores G. Russell of record in Book 10099, page 695, Register's Office for Davidson County, Tennessee, dated June 3, 1996 and recorded on June 26, 1996.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 309 Pullen Avenue, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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 our hands this 12th day of June, 2017.

Lexie W. Brake
Lexie W. Brake

Patricia Brake
Patricia Brake

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 12th day of June, 2017, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Lexie W. Brake and Patricia Brake**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
1-20-19

Notary Public