Davidson County DEEDWARR
Recvd: 07/12/17 12:31 3 pgs
Fees:18.00 Taxes:1535.13
20170712-0070117

Name and Address of New Owner:
David Powers and Melissa Powers
6012A Morrow Road
Nashville, TN 37209

Send Tax Statements To:
David Powers and Melissa Powers

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: 17060692

Map and Parcel: 091 06 1A 001.00

WARRANTY DEED

For and in 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, **Cynthia L. French**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **David Powers and Melissa Powers, husband and wife**, 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, and being all of Unit No. A, 6012 Morrow Homes, a Horizontal Property Regime formerly known as Lot 13, Block 3 Cherokke Park, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lot.

Being a portion of the same property conveyed to Cynthia L. French by Warranty Deed filed for record on April 13, 2006 in Instrument Number 20060413-0042405, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following All matters as set forth per prior plat set out in Book 161, page 75; Declaration of Covenants, Conditions, and Restrictions of record in Instrument Number 20160527-0053652, said Register's Office.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 6012A Morrow Road, Nashville, TN 37209

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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my heirs and assigns, 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 my hand this 7th day of July, 2017.

Cynthia L. French

Cynthia L. French

State of Tennessee

County of Rutherford

Personally appeared before me, Cynthia L. French with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 7th of July, 2017.

Notary Public
My Commission Expires: 5.19.19

LISA CROYLE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 5-19-2019

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $414,900.00.

Affiant Signature

Subscribed and sworn to before me, this 7th day of July, 2017.

Notary Public
My Commission Expires: 3/10/21

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 03-10-2021

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

