WARRANTY DEED

2017-839

APRIL G. NICHOLS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

State of Tennessee

County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 27th day of July, 2017.

(Affix Seal) Notary Public

My Commission Expires: Dec 30 2019

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
6970 Moores Lane,
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Choice City Homes, LLC 1307 2nd Avenue North Nashville, TN 37208	SAME	070.07-0-016.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Dennis M. Powell, Jr. and Paula D. Powell**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Choice City Homes, LLC**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

The land with all the buildings and improvements thereon, situated at 1014 W Trinity Lane, Town of Nashville, Davidson County, State of Tennessee, said premises being further described as follows:

SAID parts of Lots numbers 17 and 18 front 138.34', more or less, on the southerly side of West Trinity Lane, and run back between lines 296.8', more or less, on the east and 293.9', more or less, on the west to a line in the rear measuring 140.00', more or less, thereon. Bounded on the North by West Trinity Lane, the east by Betty Lou Hall and Robert Drew, the West by an asphalt access, and the south by Robert Drew.

Being the same property conveyed to Dennis M. Powell, Jr. and Paula D. Powell from Dorothy E. Carney by Deed dated June 19, 1997 and recorded June 23, 1997 in Book 10502, page 567, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 1014 W Trinity Lane, Nashville, TN 37218.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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.

BILL GARRETT, Davidson County
Trans:T20170065224 DEEDWARR
Recvd: 07/31/17 09:27 2 pgs
Fees:13.00 Taxes:925.00
20170731-0077089

Witness my/our hand(s) this 27th day of July, 2017

Dennis M. Powell, Jr.

Paula D. Powell

State of Tennessee
County of Williamson

Personally appeared before me, April G Nichols a Notary Public in and for said County and State, the within named Dennis M. Powell, Jr. and Paula D. Powell, 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, this 27th day of July, 2017.

Notary Public
My Commission Expires: 6-30-2019

APRIL G. NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY