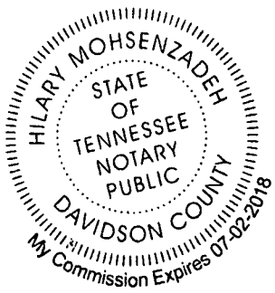
17376

WARRANTY DEED



State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of July, 2017

Hilary Mohsenzadeh
Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Return to: Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jose R. Denis Quintana Angela M. Novo Paz	Pinnacle Bank	0960613200
(NAME) 401 Cottonwood Dr.	(NAME) 150 3rd Ave S. Ste 900	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Nashville TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I, **Clyde Powers,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jose R. Denis Quintana and Angela M. Novo Paz, 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, being Lot No. 166 on the Map of Cloverhill Subdivision, Section III, of record in Book 2083, Page 49, Register's Office for said County.

Said Lot No. 166 begins at a point on McCampbell Road said point being the common front corner of lots 166 and 167 of said subdivision; thence westerly 100 feet along the southerly line of McCampbell Road to a monument at the beginning of a curve; thence southwesterly around said curve 31.42 feet to a monument on the easterly side of Cottonwood Drive; thence southerly 115 feet to a point; thence easterly 119.9 feet to a point said point being the common rear corner of lots 166 and 167, said subdivision; thence northerly 125 feet to the point of beginning.

Being the same property conveyed to Clyde Powers, married, by deed of record in Instrument No. 20070524-0062269 , Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This property has never been used as the Grantors primary residence

unimproved ☐

This is improved ☑ property, known as 401 Cottonwood Dr., Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20170066311 DEEDWARR
Recvd: 08/02/17 10:17 2 pgs
Fees:13.00 Taxes:740.00
20170802-0078491

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 my/our hands this 28th day of July, 2017.

Clyde Powers

Clyde Powers

State of Tennessee
County of Williamson

Personally appeared before me Clyde Powers, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 28th day of July, 2017.

Hilary Mohsenzadeh

Notary Public
My Commission Expires: _____

File No.: 12376

HILARY MOHSENZADEH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-02-2018

HILARY MOHSENZADEH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-02-2018