30032-8

Box 14

Bill Garrett Davidson County
Batch# 1550 DEEDWARR
09/18/2017 09:26:46 AM 2 pgs
Fees: $13.00 Taxes: $522.07

20170918-0094939

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203
File No.: M176885

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $141,100.00

Affiant

ANNA AGEE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this the 14th day of SEPTEMBER, 2017.

Notary Public
My Commission Expires: 5-8-18

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jennifer Megan Powell 465 Hickory Glade Drive Antioch, TN 37013	Nations Lending Corporation 4 Summit Park Drive, Ste 200 Independence, OH 44131	162-01-0C-106.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Amie D. Pike formerly known as Amie D. Montgomery and husband, Thomas Pike,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Jennifer Megan Powell, an unmarried woman** 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 Unit No. 106 on the Plan of Phase 2 Hickory Glade, of record in Book 6250, Pages 888 and 889, as amended in Book 6900, Page 41, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Amie D. Montgomery, an unmarried person by Warranty Deed from Sandra L. Zimmerle, now Mason, an unmarried person, recorded on the 22nd day of August, 2005 in Instrument No. 20050822-0099793, in the Register's Office of Davidson County, Tennessee.

Amie D. Montgomery is now known as Amie D. Pike.
Amie D. Pike is now married to Thomas Pike.

This is ☒ Improved OR ☐ Unimproved property located at: 465 Hickory Glade Drive, Antioch, TN 37013

This conveyance is made subject to 1) Property taxes for the year 2017 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTOR paying their prorated share thereof to the GRANTEE who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 14th day of SEPTEMBER, 2017.

Amie D. Pike f/k/a Amie D. Montgomery

Thomas Pike

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Amie D. Pike f/k/a Amie D. Montgomery and Thomas Pike**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 14th day of SEPTEMBER, 2017.

Notary Public
My Commission expires: 4-28-19