Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

Bill Garrett Davidson County
Batch# 7826 DEEDWARR
10/03/2017 01:37:49 PM 2 pgs
Fees: $13.00 Taxes: $9,435.00
20171003-0101301

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 170813156

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, ~~whichever~~ is grater, for this transfer is: $2,550,000.00.

Affiant

Subscribed and sworn to before me, this29th day of September, 2017.

KRISTEN JACOBY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 10-3-2020

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Gregory L. Powell and Andrea W. Powell 409 ELLENDALE AVE Belle Meade TN 37205-3401	~~New Owner~~ Farmington Mortgage 2002 Richard Jones Rd., #300A Nashville, TN 37215	Tax Parcel ID No. 11611000100

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **William T. Chapman, IV, Trustee of The 409 Ellendale Avenue Land Trust, dated December 17th 2012**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Gregory L. Powell and Andrea W. Powell, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 15 of Block "B" on the Plan of Honeywood Subdivision of The Malone Estates, not of record, and described according to a Mortgage Loan Inspection made by John B. Kohl, III, dated December 16, 1982, as follows:

Said property fronts 200 feet on the Westerly margin of Ellendale Avenue and extends back 237 feet on the Northerly line and 280 feet on the Southerly line to a line in the rear, measuring 204 feet thereon.

Being the same property conveyed to William T. Chapman, IV, Trustee, pursuant to a Trust dated December 17, 2012 by Warranty Deed from The Marchetti Company, Inc., a Tennessee corporation, recorded on the 1st day of February, 2013 in Instrument No. 20130201-0010470, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

City of Belle Meade taxes for the year 2017 and thereafter, for tax parcel identification number 11611000100, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 1361, Page 233.

This is improved property located at 409 ELLENDALE AVE Belle Meade TN 37205-3401

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 29th day of September, 2017.

The 409 Ellendale Avenue Land Trust dated December 12, 2012

By: _____, Trustee
William T. Chapman, IV, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William T. Chapman, IV, Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is a trustee of The 409 Ellendale Avenue Land Trust, dated December 12, 2012 the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 29th day of September 2017.

_____
Notary Public

J. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2019