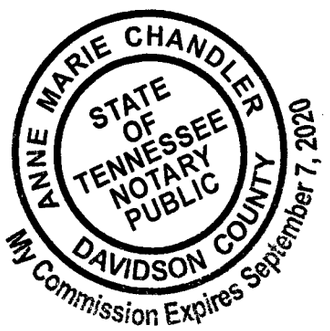
Bill Garrett Davidson County
Batch# 7886 DEEDWARR
10/03/2017 03:11:51 PM 2 pgs
Fees: $13.00 Taxes: $647.50
20171003-0101404

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $175,000.00.

Affiant

Subscribed and sworn to before me, this the 29th day of September, 2017.

Notary Public

My commission expires: 9/7/2020

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Lee Groitzsch Ruben M. Garces	New Owner	
1242 Amherst Court		072-14-0-302.00
Gallatin, TN 37066		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JOYCE HOLT, A MARRIED WOMAN*, CLARENCE POWELL, A MARRIED MAN*, DENISE WOODARD, UNMARRIED AND SANDRA GIPSON, A MARRIED WOMAN***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RUBEN M. GARCES AND MONICA A. CZULEWICZ, HUSBAND AND WIFE AND LEE GROITZSCH, MARRIED**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 17 of Block "A" on the Plan of Map of a Subdivision of Belle Forest, No. 2 of record in Plat Book 843, Page 94, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 17 fronts 50 feet on the Northerly side of Chesterfield Avenue and runs back between parallel lines 132 feet to a dead line.

Being the same property conveyed to R. C. Vardell, Trustee by Quitclaim Deed from G. D. Sanders and wife, Effie H. Sanders, of record in Book 3883, Page 390, Register's Office for Davidson County, Tennessee, dated April 21, 1965, and recorded on April 23, 1965 and within the same deed the said R. C. Vardell, Trustee conveyed his interest in the subject property to Thaddeus U. Powell and wife, Clara Rece Powell.

Being the same property conveyed to Joyce Holt, Clarence Powell, Denise Woodard and Sandra Gipson by Quitclaim deed from Thaddeus U. Powell and wife Clara Powell of record in Instrument No. 20020401-0039237 Register's Office for Davidson County, Tennessee, dated March 29, 2002 and recorded on April 01, 2002.

**Neither Grantor(s), nor Grantor's spouse(s), ever resided in the above-described real property.*

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1405 Chester Avenue, Nashville, TN 37206.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 29th day of September, 2017.

Joyce Holt by Clarence Powell attorney in fact
Joyce Holt by Clarence Powell,
Attorney in Fact

Clarence Powell
Clarence Powell

Denise Woodard by Clarence Powell attorney in fact
Denise Woodard by Clarence Powell,
Attorney in Fact

Sandra Gipson by Clarence Powell Attorney in fact
Sandra Gipson by Clarence Powell,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Clarence Powell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 29th day of September, 2017.

Notary Public

My Commission Expires: 7-2-18

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of September, 2017, before me personally appeared Clarence Powell, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Joyce Holt, Denise Woodard and Sandra Gipson as attorney-in-fact, and acknowledged that he/she executed the same as the free act and deed of Joyce Holt, Denise Woodard and Sandra Gipson.

Witness my hand and seal this 29th day of September, 2017.

Notary Public

My Commission Expires: 7-2-18