THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE SUITE 110
FRANKLIN TENNESSEE 37067

Bill Garrett Davidson County
Batch# 8072 DEEDWARR
10/04/2017 08:34:30 AM 3 pgs
Fees: $18.00 Taxes: $969.40
20171004-0101540

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Jason Powell and Christina Powell 4646 Hessey Road Mt. Juliet, TN 37122	Quicken Loans Inc. 635 Woodward Ave. Detroit, MI 48226	110-03-OA-016.00 CO

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **NICOLAUS ENKO AND RACHEL ENKO, HUSBAND AND WIFE**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **JASON POWELL AND CHRISTINA POWELL, HUSBAND AND WIFE**, hereinafter called the Grantees, their heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 16, on the Plan of Phase I, Lakeside Meadows, of record in Instrument No. 20080331-0031829, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Nicholas Eniko and Rachel Eniko, husband and wife, by Warranty Deed, from Josh Alberts and Amber R. Alberts, husband and wife, of record in Instrument No. 20140106-0000975, recorded on 1/6/2014, Register's Office of Davidson County, Tennessee. The names of the Grantees in the prior deed of record are corrected to, respectively, Nicolaus Enko and Rachel Enko, by Affidavit of Scrivener's Error of record at Instrument No. 20140210-0011318, said Register's Office.

This property is commonly known as **4646 Hessey Road, Mt. Juliet, TN 37122**.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all 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 GRANTEE, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands this 3 day of **October, 2017**:

Nicolaus Enko **Rachel Enko**

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **NICOLAUS ENKO AND RACHEL ENKO**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 3 day of October, 2017.

Notary Public

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5/22/18

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $262,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 3rd DAY OF OCTOBER, 2017:

Notary Public

My Commission Expires: January 5, 2020

I, Sheri Engel, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to the law.

Sheri Engel
Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 2/25/19

MARY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY