Bill Garrett Davidson County
Batch# 20932 DEEDWARR
11/01/2017 02:20:12 PM 2 pgs
Fees: $13.00 Taxes: $797.35
20171101-0112160

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Irma Powers
630 2nd Avenue South
Nashville, TN 37210

SEND TAX BILL TO:
Wells Fargo Bank, N.A.
6200 Park Ave.
Des Moines, IA 50321

MAP/PARCEL 093-11-0C-026.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Kellie Givens, unmarried, hereafter called the GRANTOR,** have bargained and sold, and by these presents, do transfer and convey unto **Irma Powers and Troy Powers, Wife and Husband, hereafter called the GRANTEES,** their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 26 on the Plan of Rutledge House Condominiums of record in Book 6200, Page 318, amended in Book 11700, Page 26, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Kellie Givens by Warranty deed from Ken Givens and wife, Connie Givens of record in Instrument No. 20090805-0073243 Register's Office for Davidson County, Tennessee, dated July 31, 2009 and recorded on August 05, 2009.

This is improved property known as: **630 2nd Avenue South, Nashville, Tennessee 37210**

THIS CONVEYANCE is made subject to all taxes, taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTOR does covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTOR, does further covenant and bind themselves, their 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.

Possession to be given 2nd day of October, 2017.

WITNESS MY HAND on this the 26th day of October, 2017

Kellie Givens

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Kellie Given,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 26th day of October, 2017.

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 10-07-19

STATE OF TENNESSEE
COUNTY OF Wilson

The actual value or consideration, whichever is greater, for this transfer is $215,500.00.

AFFIANT

Subscribed and sworn to before me this the 27th day of October, 2017.

NOTARY PUBLIC

My Commission Expires: 12/1/2020

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

File No: 170782