Bill Garrett Davidson County
Batch# 31751 **DEEDWARR**
11/30/2017 12:15:28 PM 2 pgs
Fees: $13.00 Taxes: $802.90

20171130-0122269

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT1711000346

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$217,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 27th day of November, 2017

Notary Public

MY COMMISSION EXPIRES: 3/20/18

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason S. Powell and William B. Lamb **348 Tamworth Drive** **Nashville, TN 37214**	Peoples Home Equity 1700 Sevendales Knoxville TN 37922	**095-08-00-026.00**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Holly Houston Austin, Married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jason S. Powell, an unmarried man and William B. Lamb, an unmarried man as tenants in common with right of survivorship

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 Lot No. 175, on the plan of Eva-Mor Heights, Section III, of record in Plat Book 1835, Page 92, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Holly Houston, an unmarried woman, by Warranty Deed from Christy A. Stewart f/k/a Christy A. Adcox, a married woman, dated 2/16/07 and recorded 2/20/07 in instrument No. 20070220-0020909, Register's Office for Davidson County, Tennessee. Holly Houston is now known as Holly Houston Austin.

This property is not now nor has ever been the marital residence of spouse of Holly Houston Austin and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **348 Tamworth Drive, Nashville, TN 37214**
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. 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 27th day of November, 2017.

Holly Houston-Austin

Holly Houston Austin

S. TODD ROBERTS NOTARY PUBLIC GEORGIA EXPIRES October 25 2018 BARTOW COUNTY

STATE OF GEORGIA
COUNTY OF Bartow

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Holly Houston Austin the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Cartersville, Georgia, this 27th day of November, 2017.

Commission Expires: 10-25-2018

Notary Public