WARRANTY DEED

Bill Garrett Davidson County
Batch# 32337 **DEEDWARR**
12/01/2017 12:29:06 PM 2 pgs
Fees: $13.00 Taxes: $777.00

20171201-0122841

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ Dickson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER ~~IS $210,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of November, 2017

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

HEATHER BENNETT NOTARY PUBLIC STATE OF TENNESSEE DICKSON COUNTY My Commission Expires 10-23-2018

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc.
120 Anderson Lane, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S):
Stephanie Powers	TriStar Bank	109-1-29
(NAME)	(NAME)	
841 Norwalk Drive	719 E. College Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Dickson, TN 37055	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20173029

For and 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, EDWIN P. JONES AND WIFE, SHERI L. JONES**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **STEPHANIE POWERS, UNMARRIERD**, 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. 103 on the Plan of Section 2, Larchwood Subdivision, of record in Book 5200, pages 57, 58 and 59, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Edwin P. Jones and wife, Sheri L. Jones by deed from Stephanie N. Meeker Belcher and husband, Gary W. Belcher, Jr., dated August 22, 2002, of record in Instrument No. 20020827-0103596, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: (a) Easements, setback lines, notes, conditions, stipulations, etc, and all other matters as set forth per Plat Book 5200, pages 57-59, Register's Office for said County; and (b) Restrictive Covenants of record in Book 5479, page 443, said Register's Office.

Unimproved ☐

This is improved ☒ property, known as 841 Norwalk Drive, Nashville, TN 37214
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/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, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 30th day of November, 2017

Edwin P. Jones

Sheri L. Jones

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Edwin P. Jones and Sheri L. Jones, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th of November, 2017.

Notary Public
My Commission Expires: 2-4-2019

