WARRANTY DEED

Bill Garrett Davidson County
Batch# 38799 DEEDWARR
12/18/2017 01:17:46 PM 3 pgs
Fees: $18.00 Taxes: $418.10
20171218-0128675

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $113,000.00

Affiant

Subscribed and sworn to me on December 14, 2017.

NOTARY PUBLIC

My Commission Expires: 9.13.2021

APRIL N. BRADLEY STATE OF TENNESSEE NOTARY PUBLIC SMITH COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Jeremy H. Cherry
ORTALE KELLEY LAW FIRM
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #31201

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Thomas J. Powell and Deborah Powell 6984 Calderwood Drive Antioch, TN 37013	NEW OWNER	073-09-0-075.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Norman Dashiell, a married man**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **Thomas J. Powell and Deborah Powell, husband and wife**, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 80 on the Plan of Gibson Heights of record in Plat Book 1835, Page 133, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Norman Dashiell by Warranty Deed from Verna Givan, unmarried, of record on November 12, 2001 in Instrument No. 20011112-0123996 Register's Office for Davidson County, Tennessee.

Beatrice Dashiell, spouse of Grantor, hereby joins in the execution of this Instrument to convey any marital interest she may have in the subject property.

The conveyance of the above-described parcel of land is subject to the following:

1. 2017 Davidson County taxes which have been paid by the Grantor and prorated by the parties, and taxes or special assessments which are not shown as existing liens by the public records.
2. All matters shown on the Plan of Gibson Heights of record in Plat Book 1835, Page 133, Register's Office for Davidson County, Tennessee.
3. Restrictions of record in Book 2087, Page 453 and Book 2087, Page 521, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

4. Water Main Easement of record in Book 2087, Page 521, in the Register's Office for Davidson County, Tennessee.
5. Sanitary Sewers and/or Storm Drainage of record in Book 4147, Page 780, in the Register's Office for Davidson County, Tennessee.
6. Easement for public utilities of record in Book 2093, Page 213, in the Register's Office for Davidson County, Tennessee.
7. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 2410 McGinnis Drive, Nashville, TN 37216.

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 he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, 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.

[SIGNATURES COMMENCE ON FOLLOWING PAGE]

WITNESS my/our hand(s) this 14th day of December, 2017.

Norman Dashiell

Beatrice Dashiell

STATE OF TENNESSEE, COUNTY OF Davidson

Before me personally appeared Norman Dashiell, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on December 14, 2017.

NOTARY PUBLIC

My Commission Expires: 9.13.2021

APRIL N. BRADLEY STATE OF TENNESSEE NOTARY PUBLIC SMITH COUNTY

STATE OF TENNESSEE, COUNTY OF Davidson

Before me personally appeared Beatrice Dashiell, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on December 14, 2017.

NOTARY PUBLIC

My Commission Expires: 9.13.2021

APRIL BRADLEY STATE OF TENNESSEE NOTARY PUBLIC SMITH COUNTY