THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203 P18-24315	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 500,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF January, 2018 Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

Bill Garrett Davidson County
Batch# 48786 DEEDWARR
01/18/2018 09:56:00 AM 2 pgs
Fees: $13.00 Taxes: $1,850.00

20180118-0005165

ROBERT L SCRUGGS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON My Comm. Expires March 8, 2021

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER
Leonard Furman Group, Inc.	Leonard Furman Group, Inc.	MAP
628 Stonewater Blvd/	628 Stonewater Blvd.	PARCEL 131-01-0-059.00
Franklin, TN 37064	Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Gregory W. Powell, a single man**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Leonard Furman Group, Inc., a Tennessee Corporation**

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. 24 on the Plan of B. N. Stammer Subdivision of record in Plat Book 1424, Page 23, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 24 fronts 100 feet on the Southerly side of Hobbs Road and runs back 239.35 feet on the Westerly line of 239.38 feet on the Easterly line to a dead line, measuring 100 feet thereon.Being the same property conveyed to D. F. & J. Inc. by Warranty deed from Alfred Kerr, Executor of record in Instrument No. 20070726-0088580 Register's Office for Davidson County, Tennessee, dated July 25, 2007 and recorded on July 26, 2007.

Being a portion of the same property conveyed to John K. Kimery and wife, Dianne Kimery by Quitclaim deed from D. F. & J. Inc. of record in Instrument No. 20140528-0045511 Register's Office for Davidson County, Tennessee, dated May 23, 2014 and recorded on May 28, 2014 and Quitclaim Deed of Correction recorded on January 27, 2016 in Instrument No. 20160127-0007744.

Being the same property conveyed to Gregory W. Powell, a single man by Warranty deed from John K. Kimery and Dianne Kimery, husband and wife of record in Instrument No. 20160127-0007745 Register's Office for Davidson County, Tennessee, dated January 25, 2016 and recorded on January 27, 2016.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by 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 governmental and zoning regulations.

This is ( ) UNIMPROVED

(X) IMPROVED property known as **2219 Hobbs Road, Nashville, TN 37215.**

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 my hand( ) this the 12th day of January, 2018.

Gregory W. Powell

Gregory W. Powell

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 **Gregory W. Powell** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 12th day of January, 2018.

My Commission expires: 11/3/20

Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY