WARRANTY DEED	STATE OF TENNESSEE COUNTY OF THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,900.00 KGA Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of March, 2018. VAnderson Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

VIRGINIA ANDERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 8, 2021

THIS INSTRUMENT WAS PREPARED BY
Smart Title & Escrow, LLC, 256 Seaboard Lane, Suite D-101, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Amy C. Licata	new owner	061-11-0-141.00
(NAME)	(NAME)	
1001 Virginia Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Jeffrey Powell, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Amy C. Licata, unmarried woman, 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 the Southerly 180 feet, on the Westerly 70 feet, of Lot No. 32, on the Plan of George Burru's Subdivision of Lot 81, of the Maplewood Home Tract of record in Plat Book 421, Page 178, 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 part of said lot fronts 70 feet, on the Northerly side of Virginia Street or Avenue and runs back between parallel lines 180 feet, to a dead line.

BEING the same property conveyed to Jeffrey Powell, an unmarried man by Warranty deed from Peggy Ray Alexander, an unmarried woman of record in Instrument No. 20170511-0046807, Register's Office for Davidson County, Tennessee, dated May 01, 2017, and recorded on May 11, 2017, being the same property conveyed to Peggy Ray Alexander by Quitclaim deed from Richard M. Alexander of record in Instrument No. 20100308-0017884, Register's Office for Davidson County, Tennessee, dated March 04, 2010, and recorded on March 08, 2010.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee herein.

unimproved ☐

This is improved ☑ property, known as 1001 Virginia Avenue, Nashville, TN 37216
(House Number) (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 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.

Bill Garrett Davidson County
Batch# 66272 **DEEDWARR**
03/07/2018 12:56:35 PM 2 pgs
Fees: $13.00 Taxes: $924.63

20180307-0021569

File No.: 10486
TN Warranty Deed

Witness my hand this 1st day of March, 2018.

Jeffrey Powell

STATE OF TENNESSEE

COUNTY OF 28th day of Feb.

On this ~~1st day of March~~, 2018, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jeffrey Powell**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person 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 Notary Seal at office the day and year above written.

My Commission Expires:
06-16-2019

Notary Public



R.L. WILLIAMS
NOTARY PUBLIC, STATE OF MI
COUNTY OF INGHAM
MY COMMISSION EXPIRES Jun 16, 2019
ACTING IN COUNTY OF Ingham