This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater is $385.000.00.

Affiant

Subscribed and sworn before me this the 29 day of March, 2018.

Notary Public
My commission expires: 12/1/2020

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Bill Garrett Davidson County
Batch# 75250 DEEDWARR
04/02/2018 10:51:41 AM 2 pgs
Fees: $13.00 Taxes: $1,424.50

20180402-0030109

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Ronald Powers	Mortgage Investors Group	127-00-0 205.00
210 Plantation Ct. 56317	8320 East Walker Springs Lane	
Nashville, TN 37221	Knoxville, TN 37923	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JASON SCOTT SANDERBECK AND JAMIE SANDERBECK F/K/A JAMIE JO BREITBACH, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to RONALD POWERS, AN UNMARRIED MAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 13, on the Plan of Saddle Ridge, Section Two, of record in Plat Book 5200, Pages 366 and 367, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Jamie Jo Breitbach, an unmarried woman and Jason Scott Sanderbeck, an unmarried man, by Warranty Deed from A & G Properties, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20160401-0031174, Register's Office for Davidson County, Tennessee, dated March 24, 2016 and recorded on April 1, 2016.

The said Jamie Jo Breitbach and Jamie Sanderbeck are one in the same person.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 7801 Steeplechase Ln, Nashville, TN 37221.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

JS by JW, AIF

JS by JW, AIF

Witness my hand this the 29th day of March, 2018.

Jason Sanderbeck by Jenny West his attorney in fact
Jason Scott Sanderbeck
BY: Jenny West, Attorney-in-Fact

Jamie Sanderbeck by Jenny West, her attorney in fact
Jamie Sanderbeck f/k/a Jamie Jo Breitbach
BY: Jenny West, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

On this 29th day of March, 2018, before me, the undersigned Notary Public in and for said County and State, personally appeared Jenny West with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Jason Scott Sanderbeck by Specific POWER OF ATTORNEY dated February 21, 2018 and who acknowledged that he executed the same as the free act and deed of Jason Scott Sanderbeck.

Witness my hand and official seal this 29th day of March, 2018.

My commission expires: 9-10-2018

Notary Public

BENJAMIN SEAMON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

On this 29th day of March, 2018, before me, the undersigned Notary Public in and for said County and State, personally appeared Jenny West with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Jamie Sanderbeck f/k/a Jamie Jo Breitbach by Specific POWER OF ATTORNEY dated February 21, 2018, and who acknowledged that he executed the same as the free act and deed of Jamie Sanderbeck f/k/a Jamie Jo Breitbach.

Witness my hand and official seal this 29th day of March, 2018.

My commission expires: 9-10-2018

Notary Public

BENJAMIN SEAMON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY