WARRANTY DEED

The actual consideration or value for this transfer is $ 415,000.00 .

AFFIANT

STATE OF TENNESSEE }
COUNTY OF Wilson }

SWORN TO AND SUBSCRIBED before me this 22nd day of May , 2018.

NOTARY PUBLIC
My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

This space for Register of Deeds

Return to:
stewart title®
13026 Lebanon Road
Suite 100
Mt. Juliet, TN 37122

Bill Garrett Davidson County
Batch# 96812 DEEDWARR
05/25/2018 10:37:52 AM 3 pgs
Fees: $18.00 Taxes: $425.50

20180525-0050246

This instrument was prepared by: Johnny Ellis, Attorney, 3844 Old Hickory Blvd. Old Hickory, TN 37138, 615-847-2000

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
Dewayne Smith and wife, Monica Smith 2003 Alan John Way Lebanon, TN 37087	New Owner	075 14 0 / 026.00

*FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by **Dewayne Smith** and wife, **Monica Smith**, and other good and valuable consideration, the receipt of which is hereby acknowledged,*

I, **DAWN DENISE BOWLING,** Administratrix for **The Estate of LEWIS BRANSFORD POWELL, Jr;** DAWN DENISE BOWLING, Individually, and DANA COURTNEY POWELL, the GRANTORS herein, have bargained and sold, and by these presents does transfer and convey unto:

DEWAYNE SMITH and wife, **MONICA SMITH,** the GRANTEES, their heirs and assigns in fee simple absolute, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, Being Lot No. 33, Section Four, Hermitage Estates as shown on plat of record in Book 3700, page 148, Register's Office for Davidson County Tennessee, to which said plat reference is hereby made for a more complete description of said Lot.

Being all the same property conveyed to Lewis B. Powell and wife Linda M. Powell by deed from John S. Hastings and wife Kathryn B. Hastings of record in Book 10385, page 580 said Register's Office. Lewis B. Powell being vested with sole title by Final Divorce Decree entered 03/18/1998, of record in Book 10979, page 296, said Register's Office.

The said Lewis B. Powell, a/k/a Lewis Bransford Powell, Jr. having since died, June 13, 2017, un-married, In-testate, in Davidson County, Tennessee, Probate Case **#17P-2201**, leaving his daughters, Dawn Denise Bowling and Dana Courtney Powell, as his sole heirs at law and beneficiaries as further reflected in the Petition for Administration filed in that Probate cause. The Estate of Lewis Bransford Powell, Jr. having been declared insolvent, and the herein described property having been Ordered to be sold for the payment of debts and claims of the Estate, by Order of the Davidson County Probate Court Dated May 17, 2018, a Certified Copy of which is of record as Instrument #20150517-0047516, Register's Office for Davidson County, Tennessee.

Lewis B. Powell, and ***Lewis Bransford Powell, Jr.*** are one and the same person.

Dawn Denise Bowling and **Dana Courtney Powell** execute this document to convey any right title or interest they may have in the property described herein.

The above description is the same as in the previous deed of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, their heirs and assigns, forever. Dawn Denise Bowling as Administratrix, and on behalf of the Estate, does covenant with the said GRANTEES that I am 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. I do further covenant and bind the Estate and its representatives to warrant and forever defend the title to the said land to the said GRANTEE, their heirs and assigns, against the lawful claims of all persons WHOMSOEVER.

The property conveyed herein is transferred subject to such easements, limitations, encumbrances, restrictions and all matters of record in the Davidson County Register's Office as may affect the premises including the following:

2018 Property taxes are to be prorated and assumed by the GRANTEE.
Setback Restrictions and Drainage and Utility Easement shown on Plat of record in Book 3700, page 148, Register's Office for Davidson County, TN.

This is improved property known as: **8148 Terry Ln., Hermitage, TN. 37138.**

Witness my hand this 22nd day of May, 2018.

The Estate of LEWIS BRANSFORD POWELL, Jr.

BY: _____
DAWN DENISE BOWLING, Administratrix

_____
DAWN DENISE BOWLING, Individually

_____
DANA COURTNEY POWELL, Individually

****

STATE OF TENNESSEE }
COUNTY OF Wilson }

T.C.A. 66-22-108(a)

Personally appeared before me, Tracey Trumphour, a Notary Public in and for said County and State, the within named DAWN DENISE BOWLING, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that she is the Administratrix for The Estate of LEWIS BRANSFORD POWELL, Jr. and that she, as such Administratrix, acknowledged, and executed the within instrument, for the purposes therein contained on behalf of The Estate of LEWIS BRANSFORD POWELL, Jr..

Witness my hand and official seal at Mt. Juliet, Tennessee this 22nd day of May, 2018.

Tracey Trumphour
NOTARY PUBLIC

My Commission Expires: 5.17.21

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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STATE OF TENNESSEE }
COUNTY OF Wilson }

Before me, Tracey Trumphour the undersigned, a notary public in the State of Tennessee, personally appeared DAWN DENISE BOWLING, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that She executed the foregoing instrument for the purposes therein contained, and expressed and acknowledged that she executed the same as her free act and deed.

Subscribed and sworn to before me, this the 22nd day of May, 2018.

Tracey Trumphour
NOTARY PUBLIC

My Commission Expires: 5.17.21

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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STATE OF TENNESSEE }
COUNTY OF Wilson }

Before me, Tracey Trumphour the undersigned, a notary public in the State of Tennessee, personally appeared DANA COURTNEY POWELL, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that She executed the foregoing instrument for the purposes therein contained, and expressed and acknowledged that she executed the same as her free act and deed.

Subscribed and sworn to before me, this the 22nd day of May, 2018.

Tracey Trumphour
NOTARY PUBLIC

My Commission Expires: 5.17.21

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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