THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P18-24829

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: M-TC-18-514

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07/05/2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 275,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF JUNE, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

Bill Garrett Davidson County
Batch# 106135 DEEDWARR
06/19/2018 09:48:14 AM 2 pgs
Fees: $13.00 Taxes: $1,017.50

20180619-0058757

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	
Stephen Jolley	new owner	
514 Basswood Avenue		09011004100
Nashville, TN 37209		
(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, I, **Johnny Ray Powers, married,**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Stephen Jolley, an unmarried man,**

HEREINAFTER CALLED THE GRANTEE, HIS 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 part of Lot No. 68 on the plan of West Nashville Annex, as of record in Book 332, Page 11, and Book 332, Page 24, said Register's Office, described according to a survey made by George W. Watkins, Surveyor, April 30, 1954, as follows:

Beginning at an iron stake in the right of way of Basswood Street and the Southwest corner of land owned by L.R. Goddard; thence in a Southerly direction with Basswood Street, 152 feet to an iron stake, thence in a Easterly direction, 200 feet to a stake; thence in a Northerly direction crossing a branch 152 feet to a stake, L.R. Goddard's Southeast corner on the North side of branch; thence in a Westerly direction with L.R. Goddard's line, crossing the branch 200 feet to the place of beginning containing 1/4 acre, more or less.

Being the same property conveyed to Johnny Ray Powers, a married man by Warranty Deed from Lawrence Verchota, unmarried of record in Instrument No. 20120918-0084820 Register's Office for Davidson County, Tennessee, dated September 14, 2012 and recorded on September 18, 2012.

The property herein conveyed has never been the marital residence of the Grantor.

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 IMPROVED property known as **514 Basswood Avenue, Nashville, TN 37209.**

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 14th day of June, 2018.

Johnny Ray Powers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Johnny Ray Powers** 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 14th day of June, 2018.

My Commission expires: 1-6-20

Notary Public

JAMES A. WHEATLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN