18-CO-457

Register Return to:
Land Title South, Inc.
3328 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

WARRANTY DEED

Bill Garrett Davidson County
Batch# 130936 DEEDWARR
08/20/2018 12:15:33 PM 2 pgs
Fees: $13.00 Taxes: $1,213.60

20180820-0082306

STATE OF TENNESSEE, COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $328,000.00.

Affiant

Subscribed and sworn to me on August 17, 2018.

NOTARY PUBLIC

My Commission Expires:

GAIL HUDSON
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-20-2019

THIS INSTRUMENT WAS PREPARED BY:
ORTALE KELLY LAW FIRM (JHC)
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #31806

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Brent Adair 2410 McGinnis Drive Nashville, TN 37216	new owner @ Address	073-09-0-075.00-

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Thomas J. Powell and Deborah Powell, husband and wife,** hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto **Brent Adair, a single man,** hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee. described as follows:

Land in Davidson County, Tennessee, being Lot No. 80 on the Plan of Gibson Heights of record in Book 1835, Page 133, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Thomas J. Powell and Deborah Powell, husband and wife, by Warranty Deed from Norman Dashiell, a married man, of record on December 18, 2017 in Instrument No. 20171218-0128675, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2018 Davidson County property taxes which have been prorated by the parties and assumed by the Grantee(s), and taxes or special assessments for subsequent years, a lien, not yet due and payable.
2. All matters shown on the Plan of record in Book 1835, Page 133, Register's Office for Davidson County, Tennessee.
3. Restrictions of record in Book 2087, Page 453 and Book 2087, Page 521, in the Register's Office for Davidson County, Tennessee.

4. Water Main Easement of record in Book 2087, Page 521, in the Register's Office for Davidson County, Tennessee.
5. Sanitary Sewers and/or Storm Drainage of record in Book 4147, Page 780, in the Register's Office for Davidson County, Tennessee.
6. Easement for public utilities of record in Book 2093, Page 213, in the Register's Office for Davidson County, Tennessee.
7. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at **2410 McGinnis Drive, Nashville, TN 37216.**

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, his heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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/our hand(s) this 17th day of August, 2018.

Thomas J. Powell

Thomas J. Powell

Deborah Powell

Deborah Powell

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me personally appeared Thomas J. Powell and Deborah Powell, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on August 17, 2018.

NOTARY PUBLIC

My Commission Expires: 9.13.2021

APRIL N. BRADLEY
STATE OF TENNESSEE
NOTARY PUBLIC
SMITH COUNTY