THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180717138** Karen Y Johnson Davidson County Batch# 137095 **DEEDWARR** 09/05/2018 09:24:37 AM 2 pgs Fees: $13.00 Taxes: $1,202.50 20180905-0087611	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $325,000.00. Affiant Subscribed and sworn to before me, this 30th day of August, 2018. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
James Powell and Lauren Powell 5500 Thalman Drive Brentwood TN 37027	New Owner	Tax Parcel ID No. 161-09-0-040.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Garry Tallent, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James Powell and Lauren Powell, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Williamson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 14, Section Four, Granberry Heights, as shown on plat of record in Plat Book 5060, Page 125, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Garry Tallent and wife, Tammy Tallent by Warranty Deed from Danita Gay Langley, Trustee Under The Will of Bobbie Dee Langley, recorded on the 23rd day of October, 2013 in Instrument No. 20131023-0110366, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Garry Tallent, unmarried, by Quitclaim Deed from Tammy Tallent recorded on the 5th day of September, 2018 of record in Instrument No. 20180905-0087610 in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION FOUR, GRANBERRY HEIGHTS, as recorded in Plat Book 5060, Page(s) 125.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 5728, Page 971.

Easement for Ingress/Egress, recorded in Book 4035, Page 208.

Dedication of Easement recorded in Book 10431, Page 531 amended in Book 11523, Page 657.

This is improved property located at 5500 Thalman Drive Brentwood TN 37027

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of August, 2018.

Garry Tallent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Garry Tallent, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of August, 2018.

Notary Public
My Commission Expires: _____

JONATHAN B. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 10 2019