WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $164,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF November 2018.

Notary Public

MY COMMISSION EXPIRES: 9/27/21

(AFFIX SEAL)

Karen Y Johnson Davidson County
Batch# 167603 DEEDWARR
11/27/2018 04:11:30 PM 2 pgs
Fees: $13.00 Taxes: $610.13
20181127-0115802

THIS INSTRUMENT WAS PREPARED BY
Bell Law Settlement Services, LLC 3102 West End Ave Suite 400, Nashville TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Lori Marie Carroll	First Community Mortgage	051100A12500CO
A (NAME)	(NAME)	
1526 Lewis Road	262 Robert Rose Drive, Suite 101	
(ADDRESS)	(ADDRESS)	
Nashville TN 37115	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT **Estate of Virginia Powell and Jeffrey Wayne Nicks, Executor,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lori Marie Carroll, single woman**, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A Planned Unit Development located in Davidson County, Tennessee, being Unit 1524 on the Plan of Oakland Trace PUD, of record in Book 6250, Page 906, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

Being the same Virginia B. Powell, a single female by Quitclaim Deed from Brian A.C. Powell and wife, Virginia Powell, recorded on February 9, 2004, of record in Instrument No. 20040209-0015300, Register's Office for Davidson County, Tennessee.

The said Virginia B. Powell died on October 13, 2017, and by her Last Will and Testament dated February 24, 2006, appointed Jeffrey W. Nicks as Executor of her Estate, being the sole beneficiary ordered and filed on February 15, 2018, recorded in The Seventh Circuit Court for Davidson County, Tennessee at Nashville, No. 18P-4.

This is improved property known as 1526 A Lewis Road, Nashville, TN 37115.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the 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 government and zoning regulations

This is: Improved property, known as 1526 Lewis Road Nashville TN 37115

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands 11/19/18.

Jeffrey Wayne Nicks, Executor for the
Estate of Virginia Powell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Jeffrey Wayne Nicks, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Executor of The Estate of Virginia Powell , the within named bargainor, and he as such Executor being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of The Estate of Virginia Powell, by himself as Executor.

Witness my hand and official seal on 11/19/18.

Notary Public

My Commission Expires: 1/27/21

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

True Copy Certification

I, Dellana Lawhorn, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, S Thompson, a notary public for this county and state, Dellana Lawhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12.03.19