WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 177972 **DEEDWARR**
12/26/2018 01:52:20 PM 2 pgs
Fees: $13.00 Taxes: $1,054.50

20181226-0125224

Y-KW-18-6829

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF DECEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STEPHANIE DOME
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kris Plattsmier and Allison Plattsmier Karen Quintanilla and William Quintanilla	**New Owner**	
(NAME) **6829 Sunnywood Drive**	(NAME)	**181-01-0A-047.00-CO**
(ADDRESS) **Nashville, TN 37211**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **RICHARD ALAN POWELL AND BRYCIE M. POWELL, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KRIS PLATTSMIER AND ALLISON PLATTSMIER, HUSBAND AND WIFE AND KAREN QUINTANILLA AND WILLIAM QUINTANILLA, WIFE AND HUSBAND, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 150 on the Plan of Section One, Sugar Valley, R20 Residential P.U.D. of record in Plat Book 9700, Page 374, and amended in Book 9700, Pages 709 through 711, inclusive, 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 Richard Alan Powell and Brycie M. Powell, husband and wife by Warranty deed from Paul Dunn and Leshia Dunn, husband and wife of record in Instrument No. 20150825-0085787 Register's Office for Davidson County, Tennessee, dated August 20, 2015 and recorded on August 25, 2015.

This conveyance is subject to:
- Subject to all matters shown on the P.U.D. Boundary Plan of record in Plat Book 9700, Page 374, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 9700, Pages 709 through 711, inclusive Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 11069, Page 14 and Instrument No. 20040203-0013041, Register's Office for Davidson County, Tennessee.
- Charter of Sugar Valley Homeowner's Association, Inc. of record in Book 11069, Page 6, in the Register's Office for Davidson County, Tennessee.
- By-Laws of Sugar Valley Homeowners' Association, Inc. record in Book 11069, Page 24, in the Register's Office for Davidson County, Tennessee.
- Deed conveying the common area to Sugar Valley Homeowner's Association, Inc. of record in Instrument Number 20000425-0041128, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6829 Sunnywood Drive, Nashville, Tennessee 37211**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 21st DAY OF DECEMBER, 2018.

Richard Alan Powell

Brycie M. Powell by Richard Alan Powell, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RICHARD ALAN POWELL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of December, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RICHARD ALAN POWELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of BRYCIE M. POWELL, and who acknowledged he/she/they executed the same as the free act and deed of the said BRYCIE M. POWELL.

Witness my hand and official seal, this the 21st of December, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212