This instrument prepared by:
MLJ Escrow & Title, LLC
1616 Westgate Circle
Brentwood, TN 37027

File #

Karen Johnson Davidson County
Batch# 211364 **DEEDWARR**
03/29/2019 08:58:32 AM 2 pgs
Fees: $13.00 Taxes: $603.10

20190329-0028330

NEW OWNER:
Matthew W Davis
3159 Trails End Lane
Nashville, TN 37214

SEND TAX BILL TO:
NEW OWNER

MAP & PARCEL:
108-02-0A-3.00CO

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, **Randy Powell and Shelia Powell, husband and wife,** hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **Matthew W Davis, Single Man,** hereinafter called the Grantee, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

A certain condominium apartment in Davidson County, Tennessee, described as follows: Unit No. 3, Lot No. 2, in the Horizontal Property Regime as shown on the condominium site plan, Section 1, Phase 1, Quail Valley, as of record in Plat Book 5200. page 394, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Randy Powell and Shelia Powell, husband and wife, by Warranty Deed from Rebecca Kilborn, Robert Lee Whitehead and Harold Wayne Whitehead, Sole Heirs of the Estate of Roger Whitehead and Imogene Whitehead, Kenneth B. Whitehead, Jr. and Kimberly A. Whitehead, Sole Heirs of the Estate of Kenneth Whitehead, Sr., dated 5/19/2016 and recorded 5/22/2016, of record in Instrument No. 20160523-0051575, Register's Office for Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. 2018 taxes are a lien and will be the responsibility of the Grantee for payment of said taxes.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all easements which may affect the within described property.

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 **Randy Powell and Shelia Powell, husband and wife,** do covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND **Randy Powell and Shelia Powell, husband and wife,** further covenant and bind their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

This is property is known as: 3159 Trails End Ln., Nashville, TN 37214

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-CBB-19-3159

Executed on this 27th day of March, 2019.

Randy Powell

Shelia Powell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public of said County and State, Randy Powell and Shelia Powell, husband and wife, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand this 27th day of March, 2019.

Notary Public

My Commission Expires: 5/2/22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $163,000.00

Affiant

CAROL DIGIORE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires May 2, 2022

Sworn to and subscribed to me, the undersigned, 27th day of March, 2019.

Notary Public

My Commission Expires: 5/2/22

CAROL DIGIORE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires May 2, 2022