THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 190319664

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $375,000.00.

Emily Ann Powell
Affiant

Subscribed and sworn to before me, this 10th day of April, 2019.

RICHARD LOUIS RIECK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 8, 2021

Notary Public
My Commission Expires: _____

Karen Johnson Davidson County
Batch# 217771 **DEEDWARR**
04/15/2019 10:30:08 AM 2 pgs
Fees: $13.00 Taxes: $1,387.50

20190415-0034047

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Robert R. Jackson and Kathleen Jackson 314 Wauford Drive Nashville TN 37211	New Owner	Tax Parcel ID No. 147-05-0-065.00

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, **Emily Ann Powell a/k/a Emily Ann Eldridge Powell and Joshua Ryan Powell, wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert R. Jackson and Kathleen Jackson, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 137 on the Plan of Section One (revised), Caldwell Hall of record in Plat Book 2900, Page (s) 57 through 59, 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 Emily Ann Powell a/k/a Emily Ann Eldridge Powell and Joshua Ryan Powell, wife and husband by Warranty deed from Jonathan E. Becker and wife, Celina Mendez of record in Instrument No. 20130802-0081027 Register's Office for Davidson County, Tennessee, dated July 30, 2013 and recorded on August 02, 2013.

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.

Taxes for the year 2019, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 2900, Page (s) 57 through 59, inclusive, Register's Office for Davidson County, Tennessee.

This is improved property located at 314 Wauford Drive Nashville TN 37211

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, its 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 10th day of April, 2019.

Emily Ann Powell a/k/a Emily Ann Eldridge Powell

Joshua Ryan Powell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Emily Ann Powell a/k/a Emily Ann Eldridge Powell and Joshua Ryan Powell, 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 10th day of April, 2019.

Notary Public
My Commission Expires: _____

RICHARD LOUIS RIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021