THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190520960**	STATE OF TENNESSEE COUNTY OF ~~DAVIDSON~~ WILSON The actual consideration or value, whichever is greater, for this transfer is: $344,000.00. Affiant Subscribed and sworn to before me, this 24th day of June, 2019. Notary Public My Commission Expires: 2/1/23

Karen Johnson Davidson County
Batch# 249526 DEEDWARR
06/27/2019 09:50:30 AM 3 pgs
Fees: $18.00 Taxes: $1,272.80
20190627-0062312

Sheila McCord STATE OF TENNESSEE NOTARY PUBLIC Sumner County

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Lyle D. Powers and Julie L. Powers 2508 Janalyn Trace Hermitage TN 37076	New Owner	Tax Parcel ID No. 109-04-0A-015.00 CO

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, **Nicole L. Stefanov, n/k/a Nicole L. Spaulding, married,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lyle D. Powers and Julie L. Powers, husband and wife,** ("Grantees"), their 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. 15 on the Plan of Towering Oaks Phase One as shown on the plan of record in Instrument No. 20071127-0137704 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Nicole L. Stefanov, unmarried by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, recorded on the 22nd day of September, 2011 in Instrument No. 20110922-0073471, in the Register's Office of Davidson County, Tennessee. Grantor warrants that she has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

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 2019 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of TOWERING OAKS PHASE ONE, as recorded in Instrument No. 20071127-0137704.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20091215-0114266.

Easement for Access, recorded in Instrument No. 20050831-0104488.

Easement recorded in Instrument Nos. 20010205-0010996; 20041026-0128530; 20050615-0068192 and 20070601-0065248.

Easement for the flow of the waters of the Any Rivers, Creeks or Streams, and the rights of the public therein.

Rights of upper and lower riparian owners to the flow of the waters of the Any Rivers, Creeks or Streams, free from diminution or pollution.

Changes in the boundary of the land resulting from erosion or accretion caused by the flow of the Any Rivers, Creeks or Streams.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20070601-0065248.

This is improved property located at 2508 Janalyn Trace Hermitage TN 37076

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 24th day of June, 2019.

Nicole L. Stefanov, n/k/a Nicole L. Spaulding

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Nicole L. Stefanov, n/k/a Nicole L. Spaulding, 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 24th day of June, 2019.

Notary Public
My Commission Expires: 01/17/21

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

TRUE COPY CERTIFICATON

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

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jill Simmons the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 11th day of April, 2019.

Notary Public

My Commission Expires: 9.16.2020

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY