**Prepared by:**
**Realty Title & Escrow Company, Inc.**
**599 Sam Ridley Parkway W Suite 100**
**Smyrna, TN 37167**

**STATE OF TENNESSEE**
**COUNTY OF** WILLIAMSON
**The actual consideration or value, whichever is greater, for this transfer is $254,000.00.**

**Affiant**

Karen Johnson Davidson County
Batch# 306139 **DEEDWARR**
10/25/2019 10:24:32 AM 2 pgs
Fees: $13.00 Taxes: $939.80
20191025-0109596

**Subscribed and sworn to before me, this** 21st **day of October, 2019.**

**Notary Public** - Larry N. Westbrook
**My commission expires:** 4/6/2021

LARRY N. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

**04-1910-57403**

| **Address of New Owner:** | **Send Tax Bills to:** | **Tax Information:** |
|---|---|---|
| James Picardo | Legacy Mutual Mortgage | 134-09-0-048.00 |
| 3965 Atkins Dr | 3503 Paesanos Parkway | |
| Nashville TN 37211 | San Antonio, TX 78231 | |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jason D. Powers and Patricia D. Allen n/k/a Patricia D. Powers, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **James Picardo, a single man**, hereinafter called the Grantees, their successors and assigns, a 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. 24, on the Plan of Phase One, Woodland Hills, of record in Book 6900, Pages 666, 667, 668, and 669, as amended by Surveyor's Certificate of Correction of record in Book 7574, Page 894, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jason D. Powers and Patricia D. Allen, both unmarried by deed from Loyd D. Powers and wife, Michelle M. Powers, dated February 15, 2001, recorded March 1, 2001, of record in Instrument No. 20010301-0019002, Register's Office for Davidson County, Tennessee.

Jason D. Powers and Patricia D. Allen have since married and Patricia D. Allen is now know as Patricia D. Powers.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3965 Atkins Dr, Nashville, TN 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 21st day of October, 2019.

Jason D. Powers

Patricia D. Powers

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Jason D. Powers and Patricia D. Powers**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained..

Witness my hand in Smyrna, TN, this 21st day of October, 2019.

Notary Public

My Commission expires: 3/31/20

TONJA COX
NOTARY PUBLIC
STATE OF TENNESSEE
RUTHERFORD COUNTY