THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P19-26774

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 316589 DEEDWARR
11/18/2019 08:57:28 AM 2 pgs
Fees: $13.00 Taxes: $1,365.30
20191118-0118359

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 369,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF November, 2019.

Notary Public

MY COMMISSION EXPIRES: 9-6-22

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Raymond M. Powers	NEW OWNER	
3813 Dr. Walter S. Davis Blvd.		091040C00100CO
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Lisa M. Rowland, unmarried,**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Raymond M. Powers, married,**

HEREINAFTER CALLED THE GRANTEES,HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in Davidson County, Tennessee, being Unit No. A, as established in Declaration of Covenants, Conditions and Restrictions for DWSDB Townhomes, a Horizontal Property Regime with Private Elements of record at Instrument No. 20170113-0004078 and amended in Instrument No. 20170721-0073792, 2nd Amendment in Instrument No. 20180427-0040022, in the Register's Office of Davidson County, Tennessee, with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Lisa M. Rowland and husband, John C. Rowland by Warranty deed from C&H Properties, LLC, a Tennessee limited liability company of record in Instrument No. 20180507-0043436 Register's Office for Davidson County, Tennessee, dated May 01, 2018 and recorded on May 07, 2018. Being the same property conveyed to Lisa M. Rowland by Quitclaim deed from John C. Rowland of record in Instrument No. 20190719-0070687 Register's Office for Davidson County, Tennessee, dated July 18, 2019 and recorded on July 19, 2019. The said John C. Rowland having since died on October 14, 2019, leaving Lisa M. Rowland as the surviving tenant by the entirety.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **3813 Dr. Walter S. Davis Blvd., Nashville, TN 37209.**

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 and assigns forever; and we do covenant with the said GRANTEES 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 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 the 14th day of November, 2019.

Lisa M. Rowland

STATE OF Michigan

COUNTY OF Wayne

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Lisa M. Rowland** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 14th day of November, 2019.

My Commission expires: 4/17/2020

Notary Public

ERIK LEGAULT NOTARY PUBLIC WAYNE COUNTY, MICHIGAN