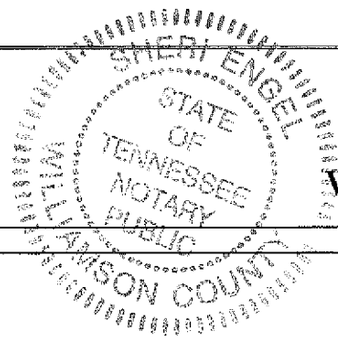


WARRANTY DEED

|STATE OF TENNESSEE
|COUNTY OF ~~Davidson~~ Williamson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$$327,900.00
|_____
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|27th DAY OF April,2020
|_____
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 12/10/23
| (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 392852 DEEDWARR
04/28/2020 03:27:30 PM 3 pgs
Fees: $18.00 Taxes: $1,213.23
20200428-0044429

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 161
Alfred Ted Powell, III 5608 Fairhaven Drive Nashville, Tennessee 37211	Renasant Bank 2001 Park Place North, Suite 150 Birmingham, AL 35203	GROUP 10 0B PARCEL 085.00

For and in 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, we,

Alan Joseph Archer and Sara Sanders Archer, husband and wife

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Alfred Ted Powell, III and Carly Evans Powell, husband and wife

Hereinafter called the grantees, their heirs 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. 276 on the plan of Second Revision - Phase Six, Villages of Brentwood, of record in Book 6900, Page 316, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Alan Joseph Archer and wife, Sara Sanders Archer by Warranty Deed from Michael H. Woodke and wife, Barbara M. Woodke, dated May 29, 2015 and filed of record in Instrument No. 20150602-0050875, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) 2020 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **5608 Fairhaven Drive, Nashville, Tennessee 37211**.

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 and official seal at office this 27th day of April, 2020.

Alan Joseph Archer

Sara Sanders Archer

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Alan Joseph Archer and Sara Sanders Archer, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of April, 2020.

NOTARY PUBLIC

My Commission Expires: My Commission Expires January 23, 2023

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

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

Sheri Engel

Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY