Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 403304 DEEDWARR
05/20/2020 11:16:52 AM 2 pgs
Fees: $13.00 Taxes: $1,026.75

20200520-0052373

39-B
File #20-1200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James R. Margoni and wife, Jimmi Sue Margoni**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Billy D. Power and Douglas W. Power, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit No. 2051, together with appurtenant interest in the common elements of Fairsted Park Condominiums, a Horizontal Property Regime established by Master Deed of record in Instrument No. 20021121-0145225, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed and being located upon Lot No. 2 on the Plan of Resubdivision of Woman's Club of Nashville, of record in Plat Book 6200, Page 383, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James R. Margoni and wife, Jimmi Sue Margoni by Warranty deed from Fairsted Partners, a Tennessee General Partnership of record in Instrument No. 20030804-0110311 Register's Office for Davidson County, Tennessee, dated July 25, 2003 and recorded on August 04, 2003.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 2051 Stokes Lane, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
Billy D. Power
307 Haddon Court
Franklin, TN 37067

RESPONSIBLE FOR TAX PAYMENT
NEW OWNER

TAX MAP-PARCEL #:
117-07-0M-030.00-CO

WITNESS THE EXECUTION HEREOF this 14th day of May, 2020.

James R. Margoni
James R. Margoni

Jimmi Sue Margoni
Jimmi Sue Margoni

State of Texas
County of Dallas

On this 14th day of May, 2020, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named James R. Margoni and Jimmi Sue Margoni, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 10-28-2023

HEATHER HERNANDEZ
My Notary ID # 132228016
Expires October 28, 2023

State of Tennessee)
County of Williamson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 277,500.00.**

Affiant

COURTNEY POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Sworn and subscribed before me on this the 18th day of May, 2020.

Notary Public

My Commission Expires: 10/31/2023