

STATE OF Tennessee }
COUNTY OF Williamson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $160,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 8 DAY OF June, 2020.

NOTARY PUBLIC

My Commission expires: 11/16/22

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 20050044

Address of New Owner
MarDon Construction Management, Inc.
404 BNA Drive
Nashville, TN 37217

Send Tax Bills To:
Same

Tax Information:
107-04-0-024.00

Karen Johnson Davidson County
Batch# 428266 DEEDWARR
06/29/2020 03:50:30 PM 3 pgs
Fees: $18.00 Taxes: $592.00
20200629-0070377

Warranty Deed

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 and sufficiency of all of which are hereby acknowledged, **Robert Ray Powell, unmarried,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **MarDon Construction Management, Inc.,** hereinafter called the **Grantee(s)**, its successors and/or assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 41 on the Plan of Larkwood as of record in Book 2900, Page 144, Register's Office for Davidson County, Tennessee.

Said Lot No. 41 fronts 33.6 feet on the easterly side of Lockwood Court and extends back 133 feet on the northerly line and 186 feet on the southerly line to a dead line, measuring 151.33 feet thereon.

Being the same property conveyed to Robert Ray Powell and wife, Elizabeth D. Powell, by Warranty Deed from William M. Davis and wife, Doris Faye Davis, dated 08/07/1970 and recorded on 08/11/1970 at Book 4437, Page 773, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Robert Ray Powell by Quitclaim Deed from Elizabeth D. Powell (now Mitchell), dated 04/19/1991 and recorded on 04/26/1991 at Book 8339, Page 52, Register's Office for Davidson County, Tennessee.

This is property generally located:
565 Lockwood Court, Nashville, TN 37214

SUBJECT TO THE FOLLOWING:

1. 2020 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Matters shown on the Plan of record in Plat Book 2900, Page 144, said Register's Office.
3. Sanitary Sewer Easement in Book 8248, Page 972, said Register's Office.

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(s) its successors and/or assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), its successors and/or 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.

IN WITNESS WHEREOF, **Robert Ray Powell** has/have caused this instrument to be executed, this the 5 day of June, 2020.

Robert R. Powell
Robert Ray Powell

STATE OF Tennessee
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Robert Ray Powell,** with whom I am personally acquainted (or 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.

This the 5 day of June, 2020.

My commission Expires: 8.27.22

NOTARY PUBLIC

DANA L. AUSTIN
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY

Certificate of Authenticity

I, Kathleen Robson Gordon, 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 TN

County of Williamson

Personally appeared before me, Katherine Warren, a notary public for this county and state, Kathleen Robson Gordon who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Warren

Notary's Signature

My Commission Expires: 4-13-22.

Notary's Seal (If on paper)

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD EXP. 4-13-2022