WARRANTY DEED

Karen Johnson Davidson County
Batch# 480211 DEEDWARR
09/22/2020 08:17:30 AM 3 pgs
Fees: $18.00 Taxes: $617.90
20200922-0108350

LIZ DAVIS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of August, 2020.

Liz Davis
Notary Public

MY COMMISSION EXPIRES: 5-17-21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Adam K. Wilson	SAME AS NEW OWNER	043 02 0 043.00
(NAME)	(NAME)	
1000 Snow Avenue		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Alvin Paul Powell, and wife and Carolyn W. Powell, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto Adam K. Wilson and Megan P. Wilson, husband and wife, hereinafter called the GRANTEE(S), their 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. 7 on the Plan of Farview, as of record in Book 1835, Page 131, Register's Office for Davidson County, Tennessee.

Said Lot No. 7 fronts 112 feet on the east side of Snow Avenue and runs back between lines 320.3 feet on the north line and 325 feet on the south line to a deal line in the rear measuring 137.3 feet thereon. Being the same property conveyed to Alvin Paul Powell and wife, Carolyn W. Powell by Warranty Deed from Homer L. Bright, unmarried, dated 06/26/1956, of record in Book 2544, Page 41, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the plat of record in Plat Book 1835, Page 131, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 1000 Snow Avenue, Madison, TN 37115 m*ailing address 960 Snow Avenue*
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 17th day of September, 2020.

Alvin Paul Powell by Richard P. Powell Attorney in Fact
Alvin Paul Powell

Carolyn W. Powell by Richard P. Powell Attorney in Fact
Carolyn W. Powell

State of Tennessee
County of Wilson

On this 17th day of September, 2020, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Richard P. Powell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact of Alvin Paul Powell and Carolyn W. Powell, and is authorized by them, and does hereby acknowledge the execution of this instrument on their behalf, by virtue of an instrument of record in Book 20200922010834B Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 17th day of September, 2020.

Notary Public:
My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do here 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.

Tracey Trumphour

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary public in and for the aforesaid county and state, the within named Tracey Trumphour, who acknowledges that this certification or an electronic document is true and correct and whose signature I have witnessed.

Liz Davis

Notary Public

My Commission Expires: 5-17-21

