Karen Johnson Davidson County
Batch# 576364 DEEDWARR
02/24/2021 10:46:30 AM 3 pgs
Fees: $18.00 Taxes: $518.00
20210224-0022850

Prepared by and Return to:
Hywater Title
1800 S. Rutherford Blvd. Suite
203 Murfreesboro, TN 37130

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 140,000.00

Affiant

EILEEN SMITH NOTARY PUBLIC STATE OF TENNESSEE CANNON COUNTY

Subscribed and Sworn before me this 19th day of February , 2021.

Notary Public
My commission expires: 8/27/22

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Brian D. Powers 2008 Caroline Court Mt. Juliet TN 37122	The same	087-00-0-001

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **David Darnell and Woodard Warren**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Brian D. Powers,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being a tract of land described according to a survey of the Virgil L. Darnell Property dated August 10, 1986, by John D. McCormick, TRS # 674, 6247 New Hope Road, Hermitage, Tennessee 37076, as follows:

Said tract begins at an iron pin in the northerly margin of Old Lebanon Dirt Road, said point being the southwest corner of this tract and a common corner with the Wilburn Withers property, of record in Book 5969, page 627, Register's Office for Davidson County, Tennessee; thence with the margin of Old Lebanon Dirt Road N 75 ° 00' 00" E 280.07 feet to an iron pin, said point being the southeast corner of this tract and a common corner with the Clint E. Dennison et al property of record in Book 6990. page 394, said Register's Office; thence leaving the margin of Old Lebanon Dirt Road and running with Dennison's westerly line N 10° 56' 00" W 316.02 feet to an iron pin; thence continuing with Dennison's westerly line N 7 ° 57' 32" B 379.87 feet to an iron pin, said point being the northeast comer of this tract; thence N 87° 47' 59" W 267.80 feet to an iron pin in the easterly line of the Johnnie Withers property (now the easterly boundary of Sunset Oaks Subdivision), of record in Will Book 136, page 392, Probate Clerk's Office for Davidson County, Tennessee, said point being the northwest corner of this tract; thence with the easterly line of Johnnie Withers' and Wilburn Withers' property S 0° 11' 08" E 770.00 feet to the point of beginning and containing 4.05 acres, more or less.

Being a part of the same property conveyed to Virgil L. Darnell and wife, Marie M. Darnell, by deed of record in Book 3920, page 684, Register's Office for Davidson County, Tennessee. Said property was further conveyed to David W. Darnell and Davida D. Warren, expressly reserving a life estate in Virgil L. Darnell and wife, Marie M. Darnell, by Quitclaim Deed dated August 12, 2004, and filed for record in Instrument No. 20040818-0099993, said Register's Office. Marie M. Darnell died on 11/2/16 and Virgil L. Darnell died on 12/16/18. Davida D. Warren having died on 8/7/2020 survived by her husband, Woodard Warren. Reference is made to an Affidavit of Heirship of record in Instrument No. ___202102240022849_____, said Register's Office.

This is improved property known as 773 Old Lebanon Dirt Road, Hermitage, Tennessee 37076

THIS CONVEYANCE IS SUBJECT TO (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

GRANTOR COVENANTS THAT it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 19th day of February, 2021

David Darnell

Woodard Warren

STATE OF TN

COUNTY OF Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, David Darnell and Woodard Warren, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal this 19 day of February, 2021.

Notary Signature

My commission expires: 09/19/2022

JIM A HYDE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD CO

Copy Acknowledgement

I, Jami K. Averwater, 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.

Jami K. Averwater

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a notary public for this county and state, Jami K. Averwater, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 6/27/22

EILEEN SMITH
NOTARY PUBLIC
STATE OF TENNESSEE
CANNON COUNTY