Davidson County DEEDWARR
Recvd: 01/06/03 15:45 2pgs
Fees:13.00 Taxes:370.00

20030106-0002117

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00.

Stephen P. Howard

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE DECEMBER 31, 2002.

LOUISE N. TURPIN NOTARY PUBLIC AT LARGE WILSON COUNTY, TENNESSEE

Louise N. Turpin

Notary Public

MY COMMISSION EXPIRES: 7/11/06

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Wilson County, Inc., 1281-G North Mt. Juliet Road, Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen P. Howard	OWNER	Map 96-16-0-A, Parcel 78
406 Lakebrink Way		
Nashville, Tennessee 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **JUDITH S. BRYANT, AN UNMARRIED PERSON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STEPHEN P. HOWARD AND WIFE, JEWELL C. HOWARD** , 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:

Being Lot 77on the plan of First Revision, Larchwood, Phase One, Section Three, as of record in Plat Book 6200, Page 697, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Judith S. Bryant by deed from Dan W. Dolzen and wife, Annette L. Luckeroth of record in Book 8617, Page 609 as corrected in Book 10361, Page 574, Register's Office, Davidson County, Tennessee.
This is the same description as in previous deed of record.
This conveyance is subject to Declaration of Covenants, Conditions & Restrictions of record in Book 6299, Page 152 as re-recorded in Book 6301, Page 82 and amended in Book 6391, Page 449; By-Laws of record in Book 6299, Page 166 as re-recorded in Book 6301, Page 96 and amended in Book 6873, Page 939 and Book 7271, Page 342; Charter of record in Book 6391, Page 434 and Book 6391, Page 440 and Deed for the common area to the HOA of record in Book 7440, Page 30, Register's Office, Davidson County, Tennessee.
This conveyance is subject to notes on the plat of record in Plat Book 6200, Page 697, Register's Office, Davidson County, Tennessee.
This conveyance is subject to any and all easements and minimum building setback lines of record.

THIS conveyance is made subject to easements, restrictions, , encumbrances and ordinances as they affect the premises.

unimproved ☐

This is improved ☒ property, known as 406 Lakebrink Way, Nashville, TN 37214

(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 GRANTEES, their heirs 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/our hand(s) this December 31, 2002.

Judith S Bryant

Judith S. Bryant

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, a Notary Public in and for said County and State, the within named Judith S. Bryant, an unmarried person, the bargainor(s), 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.

WITNESS my hand and official seal at office, this December 31, 2002

Commission expires: 3/11/06

Louise N. Turpin

Notary Public

LOUISE N. TURPIN
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENNESSEE