WARRANTY DEED

23333
bk/18b

Davidson County DEEDWARR
Recvd: 06/02/06 15:18 2 pgs
Fees:13.00 Taxes:1387.50

20060602-0065429

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF MAY, 2006.

Notary Public

MY COMMISSION EXPIRES: November 14, 2009.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY & RETURN TO:
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

File No. 2333

Box 18b

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eugene D. Howland and Mary Howland	Wells Fargo Home Mortgage	98-13-C-106
(NAME)	(NAME)	
1817 Kaylee Meadow Lane	P. O. Box 17339	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Baltimore, MD 21297-1339	
(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, John H. Halvorson and wife, Tamara A. Halvorson, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Eugene D. Howland and Mary D. Howland, as Trustee(s) of the Eugene and Mary Howland Living Trust, Under Trust Instrument dated January 21, 2004, 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 No. 117 on the Plan of Phase Four, Section One, The Meadows of Seven Points, of record in Instrument No. 20040227-0022425, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to John H. Halvorson and wife, Tamara A. Halvorson Warranty Deed dated January 26, 2005, from Frank Batson Homes, Inc., as of record in Instrument Number 20050207-0014020, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of John H. Halvorson and Tamara A. Halvorson, by Terry DeSelms as his/her/their Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument Number _____, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 1817 Kaylee Meadow Lane, Hermitage, TN 37076

(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 and 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 our hands this 25th day of May, 2006.

John H. Halvorson
By: Terry DeSelms as his ~~Attorney-in-Fact~~

Tamara A. Halvorson
By: Terry DeSelms as ~~her Attorney-in-Fact~~

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 25th day of May, 2006, before me personally appeared Terry DeSelms, the person who executed the foregoing instrument on behalf of John H. Halvorson and Tamara A. Halvorson, and acknowledged that he executed the same as the free act and deed of the said John H. Halvorson and Tamara A. Halvorson, through Power of Attorney granted Terry DeSelms by the said John H. Halvorson and Tamara A. Halvorson.

Witness my hand and official seal at Nashville, Tennessee this 25th day of May, 2006.

Commission expires: November 14, 2009

Notary Public