**RECORD AND RETURN TO:**
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

PREPARED BY

**WILKINS & IVEY**
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

Davidson County DEEDWARR
Recvd: 08/02/07 09:51 2 pgs
Fees:13.00 Taxes:2610.35
20070802-0091811

W & I Ref:( dm ) Title No: 48841
Dav. Co. File: Box 8

| **ADDRESS NEW OWNER:** | **RESPONSIBLE FOR TAX PAYMENT:** |
|---|---|
| Ty E. Howard<br>Linda B. Howard<br>270 Harding Place<br>Nashville, Tennessee 37205 | Wells Fargo Bank, N.A.<br>5660 New Northside Drive #720<br>Atlanta, GA 30328 |

**TAX MAP-PARCEL NUMBERS:** 13005003400

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$705,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Geoffrey Chidsey and spouse, Kelli Chidsey**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Ty E. Howard and spouse, Linda B. Howard** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot Nos. 9 and 10 on the Plan of Bransford Realty Company's Belle Meade Golf Links Subdivision of record in Book 421, pages 94 and 95 Register's Office for said County to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Geoffrey Chidsey and wife, Kelli Chidsey by deed from Kevin T. Cimino and wife, Gayle H. Cimino of record in Doc. No. 20010628-0068585 dated and executed on June 25, 2001 and recorded on June 28, 2001 in the Register's Office for Davidson County, Tennessee.

**Description Reference:** Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2007, and subsequent years; All Matters shown on the Plan, with Owner's Certificate, of record in Plat Book 421 Pages 94 and 95, said Register's Office.

**This is improved property, known as: 270 Harding Place, Nashville, Tennessee 37205**

**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, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 31st day of July, 2007.

Geoffrey Chidsey

Kelli Chidsey

**State of** TENNESSEE

**County of** DAVIDSON

On this 31st day of July, 2007 , before me the undersigned authority, personally appeared Geoffrey Chidsey and Kelli Chidsey , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: My Commission Expires May 2, 2011

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary

**State of** TENNESSEE

**County of** DAVIDSON

**AFFIDAVIT**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $705,500.00

Affiant

Sworn and subscribed before me this the ~~31st~~ 1st day of ~~July~~ Aug., 2007

My Commission Expires: 03.22.2008

Notary Public

JASON CHAFFIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE