Davidson County DEEDWARR
Recvd: 08/14/07 14:34 3 pgs
Fees:18.00 Taxes:1036.00
20070814-0097233

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jerry A. Kennon, a notary public for this county and state, Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL) JERRY A. KENNON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TENN.

Notary Public

My Commission Expires: _____

900

THIS INSTRUMENT PREPARED BY:
The Title Shop, LLC
1612 Westgate Circle, Suite 213
Brentwood, Tennessee 37027
Office: 615.324.0423

FROM: Maryann Hoffman, Grantors
TO: Gary N. Howell and Julia M. Howell, Husband and Wife

WARRANTY DEED

Address New Owner: Numbers	Send Tax Bills to:	Map/Parcel
Gary Neal and Julia M.. Howell 3145 Hunters Mill Rd. Nashville, TN 37214	~~Same as Owner~~ Coldwell Banker Mtg 3000 Leadenhall Rd Mt. Laurel, NJ 08054	085-09-0-020.00

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for the transfer is $280,000.00.

Affiant

Subscribed and sworn to before me this the 27th day of July, 2007.

My commission expires: Aug. 20, 2007

NOTARY PUBLIC

CHRISTOPHER JACKSON Notary Public At Large RUTHERFORD COUNTY, TN

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, We, **Maryann Hoffmann**, hereinafter called the Grantors have bargained and sold, and by these presents do hereby convey, transfer, remise, release and relinquish unto **Gary N. Howell and Julia M. Howell, Husband and Wife,** hereinafter called the Grantees, Grantees' heirs and assigns, all of Grantors' right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 99 on the Plan of Knob Section, Lincoya Hills, of record in Plat Book 2331, page 6, 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 Mary Ann Hoffmann, by quitclaim deed, recorded April 26, 2007 in Instrument No. 20070426-0050018, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and set back lines, if any, easements and right-of-way for public utilities.

County and/or City taxes for the year 2007, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying his prorata share thereof to Grantees who will be responsible for payment of said taxes.

The above-described property is improved property known as: 3145 Hunters Hill Road, Nashville, Tennessee 37214.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land, together with all appurtenances, estate, title, hereditaments and interest thereunto belonging to said Grantees, their heirs, successors and assigns in fee simple forever.

Grantors covenant that Grantors are lawfully seized and possessed of said land in fee simple; have full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantors further covenant and bind ourselves, our heirs and representatives to forever warrant and 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 grades.

IN WITNESS ~~WHEREOF~~, Grantors have caused this instrument to be executed on this 27th day of July, 2007.

"GRANTORS"

Mary Ann Hoffmann

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for State and County aforesaid, personally appeared, the within named Mary Ann Hoffmann, the bargainor 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 official seal at Brentwood, Tennessee this 27th day of July, 2007.

My commission expires: June 12, 2011

Notary Public

{Seal}

RUDICK J. MURPHY II
NOTARY PUBLIC
WILLIAMSON COUNTY, TENNESSEE