Box 13 #14008

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF JANUARY, 2008.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142

Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nathan Howard	Nathan Howard	03900003100
(NAME)	(NAME)	
5111 Clarksville Pike	5111 Clarksville Pike	
(ADDRESS)	(ADDRESS)	
White House, TN 37189	White House, TN 37189	
(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, Tim Forsman, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Nathan Howard, unmarried, 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:

Land in the 14th Civil District, formerly the 24th Civil District of Davidson County, Tennessee, being the southwest part of Lot No. 1 on the Map of J.M. Mayo's Subdivision, of record in Will Book 30, Page 175, of the County Court for said County, described as follows:

Said part of Lot No. 1, which is bounded by three public roadways, fronts 231 feet, more or less, on the southwesterly margin of Clarksville Highway and fronts 353 feet, more or less, on the northwesterly margin of Stenberg Road. The northwesterly line of said tract extends back a distance of 424 feet, more or less, (field measure), 411 feet (deed) from a point in the southwesterly margin of Clarksville Highway, said point being the northerly corner of subject property, and being located a distance of 231 feet, more or less, from the intersection of the southwesterly margin of Clarksville Highway with the northwesterly margin of Stenberg Road, S 38 ½ [degrees] W to a point in the northerly margin of Dry Fork Road, said point being the westerly corner of subject tract; thence with the northerly margin of Dry Fork Road and the southerly margin or bank of Dry Fork Creek S 67 [degrees] E 188.1 feet to a stone in the south bank of the creek thence leaving said creek, S 23 [degrees] W 26.4 feet to a stake in the northerly margin of Dry Fork Road; thence with said margin of Dry Fork Road S 67 [degrees] E 117 feet, more or less, to a point in the northwesterly margin of Stenberg Road. Deeds in prior conveyances included portions of streets right-of-way on which the property abounds. The description used is restated to give approximate dimensions taken from actual streets right-of-way.

Being the same property conveyed to Tim Forsman, by deed of record in Instrument No. 20070411-0043579, Register's Office for Davidson County, Tennessee.

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

This instrument is executed on behalf of Tim Forsman by Karen Hoff as his Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20080327000 30675 in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 5111 Clarksville Pike, White House, TN 37189

(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.

Davidson County DEEDWARR
Recvd: 03/27/08 10:56 2 pgs
Fees:13.00 Taxes:888.00

20080327-0030676

Witness my hand this 16th day of January, 2008.

Tim Forsman By Karen Hoff

Tim Forsman by Karen Hoff, his Attorney-in-Fact

his Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 16th day of January, 2008, before me personally appeared Karen Hoff, the person who executed the foregoing instrument on behalf of Tim Forsman and who acknowledged that she executed the same as the free act and deed of the said Tim Forsman, through Power of Attorney granted her by the said Tim Forsman.

Witness my hand and official seal at Nashville, Tennessee this 16th day of January, 2008.

Commission expires: 2/22/2010

Maryanna Gould
STATE OF TENNESSEE NOTARY PUBLIC
MY COMMISSION EXPIRES: 02/22/2010
RUTHERFORD COUNTY

Notary Public