INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
Mudter & Patterson **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 30136-07-2011** File Box 9B	The actual consideration or value, whichever is greater, for this transfer is: $350,000.00. Affiant Subscribed and sworn to before me this 3rd day of August, 2011. Notary Public My Commission Expires:

KELLY E. BACON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 6, 2014

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Everette I. Howell, Jr. 1154 Travelers Ridge Drive Nashville, TN 37220	NEW OWNER	Map and Parcel No.: 131010B128.00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Judith Howell, unmarried**, formerly known as Judith Hagan ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Everette I. Howell, Jr.** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 8 Red Bud Drive, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 3rd day of August, 2011.

Judith Howell

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Judith Howell**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of August, 2011.

My Commission Expires:

Notary Public

KELLY E. BACON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 6, 2014

BILL GARRETT, Davidson County
Trans:T20110047540 DEEDWARR
Recvd: 08/04/11 09:07 2 pgs
Fees:13.00 Taxes:1295.00
20110804-0059898

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Redbud as of record in Plat Book 4675, page 137, amended in Book 5003, page 925 and Book 5807, page 692, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Judith Hagan by deed dated 1/31/2008 from Edward L. Will and wife, Azile N. Will of record in Instrument No. 20080208-0013184, Register's Office for Davidson County, Tennessee. The said Judith Hagan having since divorced and now being known as Judith Howell.

This conveyance is made subject to:

1. Taxes for the year 2011, which have been prorated and assumed by the Grantee.
2. Declaration of Covenants, Conditions and Restrictions for Redbud Subdivision of record in Book 4845, Page 935, Register's Office for Davidson County, Tennessee.
3. Dedication of common area to Redbud Cooperative Corporation of record in Book 4861, Page 613, Register's Office for Davidson County, Tennessee.
4. Charter of Incorporation of Redbud Cooperative Corporation of record in Book 4852, Page 607, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 4675, Page 137, amended in Book 5003, Page 925, and Book 5807, Page 692, Register's Office for Davidson County, Tennessee.