File Box 9-B

THIS INSTRUMENT PREPARED BY: **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. 30701-06-2012** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $327,500.00. Affiant Subscribed and sworn to before me this 24th day of July, 2012. Notary Public My Commission Expires:

ELIZABETH J. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

WARRANTY DEED

Address New Owner: Christopher L. Howard, Angie P. Howard 4016 Outer Drive Nashville, TN 37204	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 132 010 13800

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, **Linda S. Kwentus, unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Christopher L. Howard and Angie P. Howard, as joint tenants in common** ("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 4016 Outer Drive, Nashville, TN 37204

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 24th day of July, 2012.

Linda S. Kwentus

Linda S. Kwentus

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Linda S. Kwentus**, 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 24th day of July, 2012.

Notary Public

My Commission Expires:

ELIZABETH J. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

BILL GARRETT, Davidson County
Trans:T20120054835 DEEDWARR
Recvd: 07/26/12 09:35 2 pgs
Fees:13.00 Taxes:1211.75

20120726-0065665

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of Rolling Meadows, as of record Plat Book 1424, pages 98 and 99, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Linda S. Kwentus, unmarried, by deed dated August 27, 2004, from Barry Shannon Fuller and wife, Laura L. Fuller, of record in Instrument No. 20040901-0105506, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2012, which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 1424, pages 98 and 99, Register's Office for Davidson County, Tennessee.