THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road** **Suite 203A** **Nashville, Tennessee 37215** **CRT File No. 12071325** SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires JULY 6, 2015	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $310,000.00. Affiant Subscribed and sworn to before me, this 27th day of July, 2012. Notary Public My Commission Expires: 7-6-15

WARRANTY DEED

Address New Owner: Jennifer Howard Howell 4400 Belmont Park Terrace 122 Nashville, TN 37215	Send Tax Bills To: ~~Mortgage~~ SWBC Mortgage PO Box 986 Newark, NJ 07184-0986	Tax Information: Tax Parcel ID No. 131030A12200CO

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, **James G. Quiggins** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jennifer Howard Howell,** ** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

**aka Jennifer H. Howell, unmarried

Land in Davidson County, Tennessee, being Lot 122, PLAN OF ARDEN PLACE, SECTION ONE, as shown on plat of record in Plat Book 4675, Page 29, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to James G. Quiggins by Special Warranty Deed from AmSouth Bank, Successor by merger to First American National Bank, Trustee, recorded on the 6th day of April, 2004 in Instrument No. 20040406-0039052, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2012 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ARDEN PLACE (MACBETH COURT), SECTION ONE, as recorded in Plat Book 4675, Page(s) 29, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 4754, Page 455 supplemented in Book 4819, Page 564, Book 4916, Page 277 and Book 5019, Page 942; Book 5091, Page 66, Book 5129, Page 120, Book 5163, Page 384, Book 5231, Page 375, Book 5351, Page 592 and Book 5514, Page 636 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial

BILL GARRETT, Davidson County
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status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Charter for Homeowners Association recorded in Book 4749, Page 634.
Quitclaim Deed for common area recorded in Book 4758, Page 223.
Terms and provisions of the Articles of Incorporation of Articles of Incorporation, recorded in Book 4749, Page 634.

This is improved property located at 4400 Belmont Park Terrace 122 Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 27th day of July, 2012.

James G. Quiggins

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James G. Quiggins, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of July, 2012.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014