268

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Chad Ashley Howard 2142 Golf Club Nashville, TN 37215	New Owner	Map 117-07-A-0-A Parcel 154.00 CO

This instrument prepared by: Robert J. Notestine III, Attorney, 109 Kenner Avenue Suite 201, Nashville, Tennessee 37205, This instrument was prepared from information furnished by the parties hereto and was prepared without the benefit of a title examination

WARRANTY D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledge, Know all persons by these presents, Jan Lewis Brandes, a single person (hereinafter collectively referred to as the "Grantor") has bargained and sold, and by these presents do transfer and convey unto Chad Ashley Howard, a single person (the "Grantee"), Grantee's heirs and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson county, Tennessee, being Lot No. 154 on the Plan of Gloucester Square as of record in Plat Book 4460, Page 50, Register's Office for said county, by which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jan Lewis Brandes by Quitclaim Deed of record in Instrument Number 2011219-0140224, said Register's office for Davidson County, Tennessee.

This is improved real property commonly known as 2142 Golf Club Lane, Nashville, Tennessee 37215.

1. Taxes for the year for 2012 and subsequent years for Davidson County, Tennessee.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(For this transfer is $525,000.00.
(
(
(Subscribed and sworn to before me
(This 27th day of July, 2012.
(
(
(My Commission Expires: _____
(_____

Affiant

ROBERT JOHN NOTESTINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires MAY 6, 2013

BILL GARRETT, Davidson County
Trans:T20120056263 DEEDWARR
Recvd: 07/31/12 14:39 2 pgs
Fees:13.00 Taxes:1942.50
20120731-0067534

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

And Grantor does covenant with the same Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 27 day of July, 2012.

JAN LEWIS BRANDES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before, the undersigned, a Notary Public in and for said County and State, the within named Jan Lewis Brandes, the bargainor, 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 and official seal at Nashville, TN, this 27th day of July, 2012.

Notary Public

My Commission Expires:

ROBERT JOHN NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 6, 2013