WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120057003 DEEDWARR
Recvd: 08/02/12 10:34 3 pgs
Fees:18.00 Taxes:138.75
20120802-0068378

SUMNER COUNTY
STATE OF TENNESSEE
NOTARY PUBLIC
BRENDA HUNTSMAN

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $37,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of July, 2012.

Notary Public

MY COMMISSION EXPIRES: 9/27/15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 1531 Hunt Club Blvd Suite 106, Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mark Howard		00600009200
(NAME) 172 Happy Valley Rd.	(NAME) Same As New Owner	
(ADDRESS) Goodlettsville, TN 37072	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **R & A Properties, Inc.** , hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Mark Howard and wife, Luanne Howard**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

A TRACT OF LAND IN THE TENTH COUNCILMANIC DISTRICT OF METROPOLITAN NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, BEING ALL OF LOT NO. 2 AS SHOWN ON THE PLAT OF THE RESUBDIVISION OF THE LUNDY M. SKINNER LAND AS OF RECORD IN PLAT BOOK 5190, PAGE 311, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO A SURVEY PREPARED BY H & H LAND SURVEYING, INC., DATED NOVEMBER 12, 2002, JOB NUMBER 2002-933 AND PROCEEDING AS FOLLOWS: BEGINNING AT A CONCRETE MONUMENT (OLD) ON THE WESTERLY MARGIN OF HAPPY VALLEY ROAD, A PRIVATE ACCESS ROAD, AT A CORNER NEAR THE MOST SOUTHERLY POINT OF A TRACT OF LAND CONVEYED TO CHARLES LEON BIBEE AND WIFE, DORRIS 0. BIBEE AS OF RECORD IN DEED BOOK 10419, PAGE 463, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE, 1) WITH THE WESTERLY MARGIN OF SAID HAPPY VALLEY ROAD, SOUTH 02 DEGREES 06 MINUTES 59 SECONDS EAST. 34.17 FEET TO AN IRON ROD (OLD): THENCE, 2) SOUTH 17 DEGREES 57 MINUTES 16 SECONDS WEST, 104.04 FEET TO AN IRON ROD (NEW) AT THE MOST SOUTHEASTERLY PROPERTY CORNER OF LOT NO. 1 AS SHOWN ON THE AFOREMENTIONED PLAT OF THE RESUBDIVISION OF THE LUNDY M. SKINNER LAND; THENCE, 3) LEAVING THE WESTERLY MARGIN OF SAID HAPPY VALLEY ROAD AND WITH THE EASTERLY PROPERTY LINE OF SAID LOT NO.1, NORTH 60 DEGREES 01 MINUTES 34 SECONDS WEST, 68.41 FEET TO AN IRON ROD (OLD); THENCE. 4) NORTH 41 DEGREES 42 MINUTES 29 SECONDS WEST. 667.21 FEET TO AN IRON ROD (NEW) IN THE SOUTHERLY PROPERTY LINE OF A TRACT OF LAND CONVEYED TO ANNE M. JONES, TRUSTEE AS OF RECORD IN INSTRUMENT NO. 200110110110624, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE, 5) WITH THE SOUTHERLY PROPERTY LINE OF SAID JONES, IN PART, NORTH 60 DEGREES 28 MINUTES 16 SECONDS EAST, 422.00 FEET TO AN IRON ROD (NEW) AT THE MOST NORTHWESTERLY PROPERTY CORNER OF THE AFOREMENTIONED CHARLES LEON BIBEE AND WIFE. DORRIS 0. BIBEE: THENCE, 6) WITH THE WESTERLY PROPERTY LINE OF SAID BIBEE, SOUTH 15 DEGREES 39 MINUTES 54 SECONDS EAST,

RETURN TO
Stewart Title Company
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 01288-8861

488.83 FEET TO AN IRON ROD (OLD); THENCE, 7) SOUTH 14 DEGREES 18 MINUTES 32 SECONDS EAST, 140.84 FEET TO THE POINT OF BEGINNING AND CONTAINING 179,101 SQUARE FEET OR 4.112 ACRES. MORE OR LESS AS CALCULATED BY THE ABOVE COURSES AND DISTANCES WHICH WERE WITHIN THE PRECISION REQUIREMENTS OF AN ALTA/ACSM LAND TITLE SURVEY OF 1999.

Being part of the same property conveyed to R & A Properties Inc. by Deed from Ramona R. Jones, dated 03/04/2003 and filed for record on 03/05/2003 in Instrument 200303050029143, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: (1) Real property taxes for the year are a lien but are not yet due and payable; (2) All matters on the plan of record in Plat Book 5190, Page 311, said Register's Office; (3) Easement of record in Book 7620, Page 378 and Book 8079, Page 126, said Register's Office; (4) Ron and Alisa Wall (R & A Properties, Inc.) and/or any assigned parties or heirs shall have first right of refusal to repurchase the above-referenced property, in whole or in part, in the event Mark and Luanne Howard and/or any assigned parties or heirs place the property for sale. Such notice shall be given in writing by certified mail and shall run for a period of 90 days from date of Ron and Alisa Wall's (R & A Properties, Inc.) and/or any assigned parties or heirs, notification date.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☑

This is improved ☐ property, known as 190 Happy Valley Road, Goodlettsville, TN 37072

(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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.

Witness my hand this 31st day of July, 2012.

R & A PROPERTIES, INC.

Ron Wall
President

Alisa Jones Wall
Secretary

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ron Wall, with whom I am personally acquainted and who proved himself to be the President of R & A Properties, Inc., a Tennessee Corporation, the bargainor, and who, being authorized to do so, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand this the 31st day of July, 2012.

Notary Public

BRENDA HUNTSMAN NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

File No.: 01288-8861
SMG TN Warranty Deed

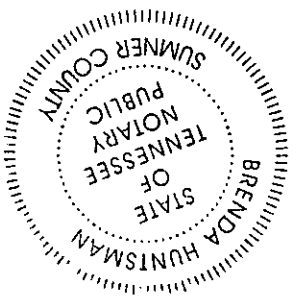
My Commission Expires: 1/27/15

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Alisa Jones Wall, with whom I am personally acquainted and who proved herself to be the Secretary of R & A Properties, Inc., a Tennessee Corporation, the bargainor, and who, being authorized to do so, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand this the 31st day of July, 2012.

Notary Public
My Commission Expires: 1/27/15



RETURN TO:
Stewart Title Company Tennessee Division
1531 Hunt Club Blvd Suite 106
Gallatin, TN 37066