WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $143,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF AUGUST, 2012.

Notary Public

MY COMMISSION EXPIRES: July 29, 2013.
(AFFIX SEAL)

TAMIRA J. PYSZKA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Danny J. Howard	Karla L. Howard	043-12-0-055.00
(NAME)	(NAME)	
128 Vandiver Drive	128 Vandiver Drive	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20120064730 DEEDWARR
Recvd: 08/29/12 10:55 2 pgs
Fees:13.00 Taxes:530.95

20120829-0077938

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Vanda Martin, a married woman and Tera Todd, a single woman, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Danny J. Howard and Karla L. Howard, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING a parcel of land situated in the Second Civil District of Davidson County, Tennessee, and being a part of the east part of Lot No. 9 of Vandiver Subdivision (not of record) and being more particularly described as follows, according to a survey prepared by R. L. Montoya Land Surveying, Inc.

BEGINNING at an iron pin in the northeasterly margin of Vandiver Drive and being the most southwesterly corner for this parcel and the most southeasterly corner of the Vernia E. Freeman property as evidenced in Deed Book 4327, page 109, R.O.D.C., TN; thence running with the common line of the Freeman property and this herein described parcel North 53 deg. 20' 48" East and passing a witness rod set at 100.00 feet for a total distance of 171.40 feet to a point in the southwesterly boundary of the Dept. of the U.S. Army Corps. Of Engineers property (Cumberland River); thence running with said boundary line South 45 deg. 06' 27" East 50.55 feet to a point; thence leaving said boundary South 53 deg. 20' 00" West and passing a witness rod set at 77.90 feet for a total distance of 185.6 feet to an iron rod in the northeasterly margin of Vandiver Drive; thence running with the northeasterly margin of said Drive, North 37 deg. 02' 00" West 50 feet to the point of beginning, containing 0.2 acres, more or less.

Being the same property conveyed to Vanda Martin, married and Tera Todd, a single woman by deed of record in Instrument Number 20120706-0059297Register's Office for Davidson County, Tennessee. Said property was never used as the primary residence for Vanda Martin or her spouse.

Subject to easement of record in Book 5394, page 268, Register's Office for Davidson County, Tennessee. Easement for the flow of the Cumberland River.

unimproved ☐

This is improved ☒ property, known as 128 Vandiver Drive, Madison, TN 37115

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and 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 our hands this 24th day of August, 2012.

Vanda Martin

Tera Todd

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Vanda Martin and Tera Todd, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 24th day of August, 2012.

Commission expires: July 29, 2013

Tahira J. Pyszka Notary Public

TAHIRA J. PYSZKA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013