BILL GARRETT, Davidson County
Trans:T20130015287 DEEDWARR
Recvd: 02/25/13 08:55 2 pgs
Fees:13.00 Taxes:370.00
20130225-0018296

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

Subscribed and sworn to before me, this 20TH DAY OF FEBRUARY, 2013.

Notary Public

MY COMMISSION EXPIRES:

11-3-15 (AFFIX SEAL)

MARY BIRTHRIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Pierre Howell and Carmina Howell, husband and wife	Same as new owner	04107002600
	(NAME)	
1228 Bell Grimes Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Cora G. Snell, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Pierre Howell and Carmina Howell, husband and wife, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF THE WEST PART OF LOT NO. 3 ON THE MAP OF THE LANDS OF K. T. MORRIS, DECEASED, OF RECORD IN BOOK 57, PAGE 49 IN THE REGISTER'S OFFICE FOR SAID COUNTY, KNOWN AS TRACT NO. 1, AND DESCRIBED ACCORDING TO AN UNRECORDED SURVEY MADE BY CANTRELL, CONNELL & MORRISON, ENGINEERS, FEBRUARY 22, 1958 AS FOLLOWS:

SAID TRACT NO. 1 FRONTS 68 FEET ON THE NORTHERLY SIDE OF BELL GRIMES LANE, AND EXTENDS BACK 201 FEET ON THE WESTERLY LINE, AND 200 FEET ON THE EASTERLY LINE, TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 88 FEET.

BEING THE SAME PROPERTY CONVEYED TO ERNEST C. SNELL AND WIFE, CORA G. SNELL BY DEED FROM BACO, INC. OF RECORD IN BOOK 2744, PAGE 455, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

ERNEST C. SNELL HAVING SINCE DIED.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1228 Bell Grimes Lane, Nashville, TN 37207
(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 my/our hand(s) this 20th day of February, 2013.

WARRANTY DEED
(Continued)

Cora G. Snell

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Cora G. Snell, unmarried, the herein bargainor(s), 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, this the 20th day of February, 2013.

Notary Public

My Commission Expires: 11-3-15

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072