THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC
1720 West End Avenue
Nashville, Tennessee 37203
13-4647

WHEN RECORDED RETURN TO:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
William Scott Drennan 9608 Stanfield Road Brentwood, TN 37027	NEW OWNER	119-10-153.00

BILL GARRETT, Davidson County
Trans: T20130033551 DEEDWARR
Recvd: 04/24/13 10:47 2 pgs
Fees: 13.00 Taxes: 151.70
20130424-0040631

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $41,000.00

Affiant

THOMAS SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn to before me, this the 22nd day of April, 2013.

Notary Public

My Commission Expires: 12-03-13
(Affix Seal)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Howell Townes, Jr., married ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **William Scott Drennan ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee,** to wit:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Hidden Acres, as of record in Book 1130, page 89, Register's Office for Davidson County, Tennessee.

Said Lot No. 12 fronts 75 feet on the easterly side of Hartford Drive and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Howell Townes, Jr. by Quit Claim Deed from Deloris G. Townes, dated February 5, 2013, recorded February 7, 2013, in Instrument No. 20130207-0012785, Register's Office for Davidson County, Tennessee. Said Quit Claim Deed transfers and conveys the life estate being held by Deloris G. Townes, vesting a complete fee-simple ownership interest in Howell Townes, Jr., as remainder. Further, being the same property whereby a life estate was conveyed to Howell Townes, whereby upon his death, a life estate was granted to Deloris G. Townes, whereby upon her death or re-marriage, a remainder interest was granted to Howell Townes, Jr., by Quit Claim Deed from Phillip Saindon, Trustee, dated May 5, 1976, recorded May 5, 1976, in Book 5021, page 992, Register's Office for Davidson County, Tennessee. Said Howell Townes (Sr.) now deceased, having passed on August 6, 1976.

THIS PROPERTY HAVE NEVER BEEN THE PRIMARY RESIDENCE OF THE GRANTOR.

This conveyance is made subject to (1) Property taxes for the year 2013, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to GRANTEES who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This is improved property located at: **2724 Hartford Drive, Nashville, TN 37210**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the said Grantee that he/she is lawfully seized in fee simple of the aforedescribed Real Estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **22nd** day of **April, 2013.**

GRANTOR(S)

Howell Townes, Jr.

Howell Townes, Jr.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Howell Townes, Jr.** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained as his free Act and Deed.

Witness my hand and official seal on this the **22nd** day of **April, 2013.**

Notary Public

My Commission Expires: 12-03-13

THOMAS SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY