Prepared by:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 106
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF
The actual consideration or value, whichever is greater, for this transfer is $325,000.00

Affiant

Subscribed and sworn to before me, this ____ day of April, 2013.

Notary Public
My commission expires: MY COMMISSION EXPIRES OCTOBER 20, 2016

BARBARA T. HODGE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

07-1304-85113

Address of New Owner:	Send Tax Bills to:	Tax Information
Timothy W. Howell		172-13-0-A-067.00.CO
305 Swynford Court Brentwood TN 37027	New Owner	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, David W. Martin and wife, Susan E. Martin, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Timothy W. Howell and wife, E. Shannon Howell, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 17, on the Plan of Section Two, William Grove, of record in Book 9700, Pages 902-906, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to David W. Martin and wife, Susan E. Martin by deed from Pulte Homes Tennessee Limited Partnership, dated January 31, 2000, recorded February 8, 2000, of record in Instrument No. 20000208-0012803, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 305 Swynford Court, Brentwood, TN 37027

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

BILL GARRETT, Davidson County
Trans:T20130036473 DEEDWARR
Recvd: 05/02/13 11:21 2 pgs
Fees:13.00 Taxes:1202.50
20130502-0044258

WITNESS my hand this 24th day of April, 2013.

David W. Martin

Susan E. Martin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, David W. Martin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Franklin, TN, this 26 day of April, 2013.

Deborah K. Devine
State of Tennessee at Large

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires October 18, 2016

My Commission expires: 10/18/16

STATE OF Ohio
COUNTY OF Medina

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Susan E. Martin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in office, this 24th day of April, 2013.

Notary Public

My Commission expires:

NOTARY PUBLIC
STATE OF OHIO

AMBER ALEXANDER
Notary Public. State of Ohio
My Commission Expires
September 6, 2015