BILL GARRETT, Davidson County
Trans:T20130073008 DEEDWARR
Recvd: 08/23/13 10:29 3 pgs
Fees:18.00 Taxes:617.90
20130823-0089096

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater for this transfer is $167,000.00

Affiant

Subscribed and sworn to before me, this 23 day of August, 2013.

Notary Public
My commission expires: 7/22/14

SHANNON C. SYLVESTER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-22-2014

05-1307-66056

Address of New Owner:	Send Tax Bills to:	Tax Information
Madeline M. Thomas	Wells Fargo Bank N.A.	181-14-0-A-242.00-CO
8639 Altesse Way	2701 Wells Fargo Way	
Brentwood TN 37027	Minneapolis, MN 55408-0002	

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, Joshua Howell, unmarried and Rebecca Howell, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Madeline M. Thomas, a married woman 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 Unit No. 159, on the Plan of The Villas at Concord Place, Phase 4, as established by the Declaration of Restrictive Covenants of record in Instrument No. 20050922-0114218; Instrument No. 20060328-0035297; Instrument No. 20060501-0049958; Instrument No. 20061228-0160255; Instrument No. 20070130-0012170; Instrument No. 20071129-0138690; Instrument No. 20080226-0098882; and Instrument No. 20080318-0027346, said Register's Office, and as shown on the plan as Exhibit "A-1" to the Third Supplemental Declaration to Declaration of Protective Covenants, Conditions and Restrictions and Easements for the Villas at Concord Place of record in Instrument No. 20070130-0012170, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Joshua Howell and wife, Rebecca Howell by deed from Centex Homes, a Nevada General Partnership, dated November 26, 2007, recorded November 28, 2007, of record in Instrument No. 20071128-0138055, Register's Office for Davidson County, Tennessee. Joshua Howell and Rebecca Howell having since divorced by Final Divorce Decree filed in the Fourth Circuit Court for Davidson County, Tennessee, Case No. 09D-741.

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 8639 Altesse Way, 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.

WITNESS my hand this 19th day of August, 2013.

Joshua Howell

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Joshua Howell, 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 Hendersonville, TN, this 19th day of August, 2013.

Notary Public
State of Tennessee at Large

My Commission expires: 4/17/16

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

WITNESS my hand this 19th day of August, 2013.

Rebecca Howell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Rebecca Howell, 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 Nashville, TN, this 19th day of August, 2013.

Notary Public
State of Tennessee at Large

My Commission expires: 3/4/15

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY