BILL GARRETT, Davidson County
Trans:T20130107019 DEEDWARR
Recvd: 12/26/13 13:35 2 pgs
Fees:13.00 Taxes:510.60

20131226-0129953

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Avenue, Suite 102
Nashville, TN 37215

When recorded return to:
Residential & Commercial Title Services
1720 West End Avenue, Suite 400
Nashville, TN. 37203
(615) 921-8684

File No. RT3-1720

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $138,000.00

Affiant

Subscribed and sworn to before me, this 13th day of December, 2013.

Notary Public
My commission expires:

JESSICA LASCELLE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

03-1308-38041

Address of New Owner:	Send Tax Bills to:	Tax Information
Brandon L. Chapple 4213 Burrus St. Nashville TN 37216	Churchill Mtg. Co. 761 Old Hickory Blvd, #400 Brentwood, TN 37027	061-07-0-218.00

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, **Bruce Howard, Jr. and Bobbie Jean Cross, individually and as Co-Administrators of the Estate of Tommy Howard, deceased, and Frank S. Howard, Dennis Howard, and Jerry Howard, as the heirs-at-law of the Estate of Tommy Howard, deceased**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Brandon L. Chapple**, **an unmarried man**, 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. 1, on the Plan of Young-Dale, of record in Plat Book 2330, Page 22, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Tommy Howard, unmarried by deed from Artie M. Cherry, n/k/a Artie M. Cherry Kitchen, unmarried, dated May 3, 1995, recorded May 12, 1995, of record in Book 9670, Page 455, Register's Office for Davidson County, Tennessee. The said Tommy Howard having since died. The Estate of Tommy Howard filed for Administration in Docket 12P-1352, Office of the Davidson Court Probate Court Clerk. Bruce Howard, Jr. and Bobbie Jean Cross are the court appointed Co-Administrators of the Estate of Tommy Howard, deceased. Estate is still open in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Case No. 12P-1352. Bruce Howard, Jr., Bobbie Jean Cross, Frank S. Howard, Dennis Howard, and Jerry Howard are the heirs at law of Tommy Howard, deceased.

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 4213 Burrus St., Nashville, TN 37216

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 2nd day of December, 2013.

Bruce Howard, Jr., individually and as Co-Administrator of the Estate of Tommy Howard, deceased

Bobbie Jean Cross, individually and as Co-Administrator of the Estate of Tommy Howard, deceased

Frank S. Howard

Dennis Howard

Jerry Howard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Bruce Howard, Jr., and Bobbie Jean Cross, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they are the Co-Administrators of the Estate of Tommy Howard, deceased, and that they are authorized as such to execute the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 13th day of December, 2013.

State of Tennessee at Large

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires: 3/4/15.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Bruce Howard, Jr., Bobbie Jean Cross, Frank S. Howard, Dennis Howard, and Jerry Howard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they are executing the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 13th day of December, 2013.

State of Tennessee at Large

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires: 3/4/15