BILL GARRETT, Davidson County
Trans:T20140022453 DEEDWARR
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Fees:18.00 Taxes:364.45
20140403-0027692

This instrument prepared by:
Fidelity Residential Solutions
10125 Crosstown Circle, Suite 380
Eden Prairie, MN 55344
722474 KF130167
Jason Benzinger

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Shirley R. Howland ~~Max E. Howland, Sr.~~ (NAME)	American Mortgage Service (NAME)	033040A03100C0
31 Rolling Meadows Drive (STREET ADDRESS OR ROUTE NUMBER)	11503 Springfield Pike (STREET ADDRESS)	
Goodlettsville (CITY) TN (STATE) 37072 (ZIP)	Cincinnati (CITY) OH (STATE) 45246 (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Kevin Zidron, a single person have this day bargained and sold, and do hereby transfer and convey unto the said Shirley R. Howland and Max E. Howland, Sr * the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson, Tennessee as follows:

*wife and husband

See Attached Exhibit "A".

Being that same property described in and conveyed to the Grantor herein by Warranty Deed of record at Instrument No. _____ in the Register's Office of _____ County, Tennessee.

STATE OF TN
COUNTY OF Montgomery The actual consideration or value whichever is greater, for this transfer is $ 98,500.00

Affiant _____

Subscribed and sworn to before me this the 1st day of April 2014

Notary Public _____

My commission expires: 12/2014 (Affix Seal)

ROBERT WESLEY BROWN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

This is unimproved ( ), known as 31 Rolling Meadows Drive, Goodlettsville, TN 37072
improved (X)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hand this 31st day of January, 2014, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Kevin Zidron

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Maria Martocci, a Notary Public in and for said County and State, Kevin Zidron, the within named bargainor a single person (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that He executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of January, 2014.

Maria Martocci
Notary Public
My Commission Expires:

(This area for official notarial seal)

MARIA MARTOCCI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2017

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of Rolling Meadows Phase I - Section 7 of record in Plat Book 7900, Page 703, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Chieko Casteel, unmarried person by Deed from Cheryl Elaine Beeler, unmarried of record in Instrument Number 20010717-0075774, Register's Office for Davidson County, Tennessee, dated July 13, 2001, recorded on July 17, 2001.

Being the same property conveyed to Kevin M. Zidron, a single person by Deed from Chieko Casteel, an unmarried person of record in Instrument Number 20120525-0045566, Register's Office for Davidson County, Tennessee, dated May 21, 2012 recorded on May 25, 2012.