BILL GARRETT, Davidson County
Trans:T20140024630 DEEDWARR
Recvd: 04/11/14 10:28 2 pgs
Fees:13.00 Taxes:610.50
20140411-0030474

Prepared By & Return To:
Tennessee Title Services, LLC
298 Clear Sky Ct S-E
Clarksville, TN 37043
14-0141C

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

LUTHER P. RAMSEY III
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th day of April, 2014

Notary Public
Commission Expires: 8/12/15

Address of New Owner	Send Tax Bills To:	Map & Parcel
Johnny Sanders 557 Whispering Hills Drive Nashville, TN 37211	NEW OWNER	147-15-0-007-00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Max William Howland, Sr. and wife, Shirley Faye Howland

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Johnny Sanders

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 466 on the plan of Whispering Hills, Section II-C of record in Book 2663, Pages 66 and 67, said Register's Office to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James T. Chaffin and wife, Charlotte S. Chaffin, by deed from Banner Construction Company, dated 03/10/1959, recorded 03/11/1959 in Book 92, Page 504, Register's Office for Davidson County, Tennessee. James T. Chaffin having since died.

Further being the same property conveyed to Max William Howland, Sr. and wife, Shirley Faye Howland by deed from Charlotte S. Chaffin of record in Instrument No. 20140411003047 3, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 557 Whispering Hills Drive, Nashville, TN 37211.

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 and assigns forever; and we so covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 7th day of April, 2014.

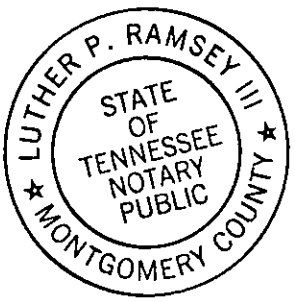
Max William Howland, Sr.

Shirley Faye Howland

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Max William Howland, Sr. and Shirley Faye Howland** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of April, 2014.



Notary Public
My Commission Expires: 8/12/15

(Notary Seal)