WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140030277 DEEDWARR
Recvd: 05/02/14 11:39 2 pgs
Fees: 13.00 Taxes: 377.40

20140502-0037348

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $102,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of April, 2014.

Notary Public

MY COMMISSION EXPIRES: 3-25-18

(AFFIX SEAL)

LAURIE M. HARRISON NOTARY PUBLIC TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 381 Mallory Station Road, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Cody Howard	Ark Ka Tax Financial Services, LLC. Dba: Benchmark Home Loans	150-10-0-051.00
(NAME) 105 Stone Bridge Court	(NAME) 5160 Tennyson Parkway Suite 2000W	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Plano, TX, 75042	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Georg Mehlem and Martha Mehlem**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **William Cody Howard, a single man**, 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 of the State of Tennessee being described as follows, to-wit:

BEING Lot No. 246, Section Three, Towne Village of the Country, according to plat and survey of record in Plat Book 5200, pages 268 and 269, of the Register's Office of Davidson County, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Georg Mehlem and wife, Martha Mehlem by Warranty Deed from Jennifer McDonald, unmarried dated October 26, 2005, of record in Instrument No. 20051104-0133567, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved X property, known as 105 Stone Bridge Court, Antioch, TN 37013

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 do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 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 hands this 30th day of **April, 2014.**

Georg Mehlem

Martha Mehlem

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned authority, **Georg Mehlem and Martha Mehlem**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 30th day of April, 2014.

Notary Public

My commission expires: 7-24-17

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Return To:
Foundation Title & Escrow, LLC
2742 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122