BILL GARRETT, Davidson County
Trans: T20140042682 DEEDWARR
Recvd: 06/17/14 10:00 2 pgs
Fees: 13.00 Taxes: 429.20

20140617-0052592

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $116,000.00

Affiant

Subscribed and sworn to before me, this 13TH DAY OF JUNE, 2014.

Notary Public

MY COMMISSION EXPIRES: 9-20-2017

(AFFIX SEAL)

LISA S. GEOGHEGAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

# WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Jerry Howard and Robbie Howard, husband and wife | CMC Funding, Inc. | 03414002500 |
| | (NAME) | |
| 303 Aurora Avenue | 804 Green Valley Road, Ste. 106 | |
| (ADDRESS) | (ADDRESS) | |
| Madison, TN 37115 | Greensboro, NC 27408 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Eula E. Lassiter nka Eula L. Toombs, married, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jerry Howard and Robbie Howard, husband and wife, hereinafter called the Grantees, their heirs and assigns, that 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. 2 ON THE PLAN OF STANLEY HEIGHTS, AS OF RECORD IN BOOK 3300, PAGE 74, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 2 FRONTS 63 FEET ON THE SOUTHERLY MARGIN OF AURORA AVENUE AND RUNS BACK 119.5 FEET ON THE EASTERLY LINE AND 114.8 FEET ON THE WESTERLY LINE TO A DEAD LINE IN THE REAR MEASURING 56.2 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO EULA E. LASSITER, UNMARRIED, BY DEED FROM GARY J. JACKSON AND LINDA D. JACKSON, HUSBAND AND WIFE, OF RECORD BY INSTRUMENT NO. 20001220-0124648 AND RE-RECORDED BY INSTRUMENT NO. 20030611-0080991, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. EULA L. TOOMBS HAVING SINCE MARRIED AND IS NKA EULA L. TOOMBS.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2014 AND SUBSEQUENT YEARS.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR, HER SPOUSE OR ANY DEPENDENT.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 303 Aurora Avenue, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, 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 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/our hand(s) this 13th day of June, 2014.

**WARRANTY DEED**
(Continued)

Eula L. Lassiter nka Eula L. Toombs

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Eula E. Lassiter nka Eula L. Toombs, married, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th day of June, 2014.

Notary Public

My Commission Expires: 11-3-15

(SEAL)

**RETURN TO:**
Realty Title & Escrow Company
3815 Cleghorn Avenue, Ste. 102
Nashville, TN 37215