Realty Title and Escrow Co., Inc.
1285 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 136,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 26th day of June, 2014

Notary Public:

MY COMMISSION EXPIRES: 12-22-15
(AFFIX SEAL)

KATHLEEN A. TOMLINSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
COMM. EXP. 12-22-15

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Steven E. Vance	Bank First Company	Parcel ID:
1012 Carriage Way Ct.	Raymond Branch	08607000200
Hermitage, TN 37076	P.O. Box 230	
	Raymond IL 62560	

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, we

Sarah H. Larkins, Trustee of The Lewis D. Howell, Jr. and Beth A. Howell Joint Revocable Living Trust Agreement U/A/D October 29, 1997

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Steven E. Vance and Margaret A. Vance, husband and wife
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. 4 on the Plan of Jackson's Retreat, Phase I, Section II, as of record in Book 5200, Pages 334 & 335, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Lewis D. Howell, Jr. and wife, Beth A. Howell, Trustees U/A/D October 29, 1997, of the Howell Joint Revocable Living Trust Agreement, by Quitclaim Deed from Lewis D. Howell, Jr. and wife, Beth A. Howell, individually, of record in Book 10664, Page 303, said Register's Office, dated October 29, 1997. See also deeds of record in Book 10664, Page 305, and Book 7670, Page 705, said Register's Office. The said Beth A. Howell died January 26, 2011. The said Lewis D. Howell, Jr. died March 1, 2012. The Grantor herein executes this instrument as Trustee of The Lewis D. Howell, Jr. and Beth A. Howell Joint Revocable Living Trust Agreement U/A/D October 29, 1997.

This conveyance is subject to Restrictions and By-Laws of record in Book 5741, Page 360, and Book 5745, Page 294, Register's Office.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 5200, Pages 334 and 335, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1012 Carriage Way Ct., Hermitage, TN 37076

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.

BILL GARRETT, Davidson County
Trans:T20140045876 DEEDWARR
Recvd: 06/27/14 11:56 2 pgs
Fees:13.00 Taxes:503.20
20140627-0056477

Witness my hand this 26th day of June, 2014.

The Lewis D. Howell, Jr. and Beth A.
Howell Joint Revocable Living Trust
Agreement U/A/D October 29, 1997

By: Sarah H. Larkins, Trustee
Sarah H. Larkins, Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sarah H. Larkins, Trustee of The Lewis D. Howell, Jr. and Beth A. Howell Joint Revocable Living Trust Agreement U/A/D October 29, 1997, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she is Trustee of The Lewis D. Howell, Jr. and Beth A. Howell Joint Revocable Living Trust Agreement U/A/D October 29, 1997, and as such Trustee, she is authorized to execute this instrument on behalf of the Trust.

Witness my hand and official seal at Nashville, Tennessee, this 26th day of June, 2014.

My Commission Expires: 9-9-14

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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DAVIDSON COUNTY, TENN.