BILL GARRETT, Davidson County
Trans:T20140046649 DEEDWARR
Recvd: 07/01/14 09:30 4 pgs
Fees:23.00 Taxes:1296.85
20140701-0057497

Box 4K

THIS INSTRUMENT PREPARED BY:
CATHERINE GWYN
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 THIRD AVENUE SOUTH
SUITE 1700
NASHVILLE, TENNESSEE 37201
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $350,500.00.

Affiant

Subscribed and sworn to before me this 30th day of June, 2014.

Notary Public

My Commission Expires:

WILLIAM T. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
Commission Expires NOV. 6, 2017

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Jon Foster 100 Longwood Place Nashville, TN 37215	SAME	117090B00100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOSEPH B. HOWELL II, PERSONAL REPRESENTATIVE AND TREVOR W. HOWELL, PERSONAL REPRESENTATIVE, of the ESTATE OF LOUISE B. HOWELL, DECEASED,** hereinafter called the Grantors,

have bargained and sold, and by these presents do transfer and convey unto **JON FOSTER**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Longwood, of record in Book 5200, page 86, Register's Office for Davidson County, Tennessee, as amended as to floor areas and lot coverage's in Book 5419, page 183, Register' Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Louise B. Howell, by deed dated August 10, 2008, from Karen F. Howell, of record in instrument No. 20080814-0083849, Register's Office for Davidson County, Tennessee; the said Louise B. Howell having since died and by her Will in the Seventh Circuit Court of Davidson County, Tennessee, #14P811 appoints Joseph B. Howell II and Trevor W. Howell, Personal Representatives.

Subject property is not the usual place of residence of either of the Grantors.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2014 Metro taxes, a lien not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 5200, page 86, Register's Office for Davidson County, Tennessee, as amended at Book 5419, page 183, said Register's Office.

3. Declaration of Covenants, Conditions and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 5344, page 353, as amended at Book 5980, page 667 and Book 5980,, page 681, Register's Office for said County.

4. Sewer and/or drainage easements of record in Book 3401, page 531; Book 5287, page 712 and Book 5662, page 836, and Book 6925, page 836, Register's Office for Davidson County, Tennessee.

5. Dedication of common area to Longwood Cooperative Corporation of record in Book 5717, page 64, Register's Office for Davidson County, Tennessee.

This is improved property known as: **100 Longwood Place, Nashville, TN 37215.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and Grantors covenant with the said Grantee that they 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 further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 30th day of June, 2014.

Joseph B. Howell, II, Personal Representative

Trevor W. Howell, Personal Representative

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOSEPH B. HOWELL, II, Personal Representative**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of June, 2014.

Notary Public

My Commission Expires:

WILLIAM T. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 6, 2017

569252.1/200736

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **TREVOR W. HOWELL, Personal Representative,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of June, 2014

William T. Smith
Notary Public

My Commission Expires: _____

