BILL GARRETT, Davidson County
Trans:T20140052185 DEEDWARR
Recvd: 07/21/14 08:58 2 pgs
Fees:13.00 Taxes:999.00
20140721-0064223

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $270,000.00

Affiant

Subscribed and sworn to before me, this 18th day of July.

Notary Public
My commission expires: 3-8-16

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

Address of New Owner:	Send Tax Bills to:	Tax Information
David Howell 1007 Rosa Parks Blvd. Nashville, TN 37208	New Owner	082-13-0A-005.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Sean M. Patton,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **David Howell and Kendra Howell Husband and Wife,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. A-4, ROW 8.9 Condominiums, a Horizontal Property Regime, created under title 66, Section 27-101, Et Seq., as amended Tennessee Code Annotated, and as established by a Master Deed of ROW 8.9 Condominiums, of record in Instrument Number 20011121-0128062 as amended in Instrument Number 20021212-0153656, Register's Office for Davidson County, Tennessee, including without limitation to the By-Laws appended thereto shown in Exhibit "B", together with the undivided percentage interest in the common elements appurtenant to said Unit as set forth in said Master Deed. Reference is hereby made for the plan as set out in Exhibit "A" to the amendment to the Master Deed of ROW 8.9 Condominiums, of record in Instrument Number 200121212-0153656, Register's Office for Davidson County, Tennessee, for more complete identification and description of said unit; and reference is hereby made to the percentage of each Unit's undeveloped ownership interest in the common elements as set out on Exhibit "A-1" in said Master Deed.

Being the same property conveyed to Sean M. Patton, an unmarried man by Warranty Deed from Clifford Stephen Vieira and Jodie Vieira, husband and wife, recorded on February 21, 20112 in Instrument Number 20120221-0014772, Register's Office for Davidson County, Tennessee.

This property is improved property known as **1007 Rosa Parks Blvd., Nashville, TN, 37208**

This conveyance is subject to the following: (1) All matters as shown on the Plat of record in Instrument Number 20020718-0086526, Register's Office for Davidson County, Tennessee; (2) Master Deed of record in Instrument Number 20011121-0128062 and as amended in Instrument Number 20021212-0153656 and 201104190030186, said Register's Office; (3) Charter of record in Instrument Number 20011130-0131873, Register's Office for Davidson County, Tennessee; (4) conveyance to State of Tennessee in Book 6120, Page 475, Register's Office for said County.

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 hand this 18th day of July, 2014.

Sean M. Patton

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Sean M. Patton** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at this 18th day of July, 2014.

Notary Public

My Commission expires: 3-8-16

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

FILE NO: 2014073174