BILL GARRETT, Davidson County
Trans:T20140053585 DEEDWARR
Recvd: 07/24/14 12:09 2 pgs
Fees:13.00 Taxes:44.40

20140724-0065844

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 18th day of July, 2014, by and between Shirley Glass, unmarried and Waymon W Whiting, Jr, unmarried, party of the first part, and Reggie Howard, unmarried, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 323 in L.M.T.J. and G.W. Harding's Plan of Lots in North Nashville, as of record in Book 21, Page 80, Register's Office for said County. Said Lot No. 323 fronts 50 feet on the westerly side of 22nd Avenue North and runs back between parallel lines, 157 feet to an alley.

Being all or part of the same property conveyed to Herschel Morris and Helen E. Morris, by virtue of that certain Installment Deed dated August 5, 1971, at Book 4527, Page 912 in the Register's Office of Davidson County, Tennessee. Herschel Morris died on May 19, 1980 leaving his wife, Helen E Morris as the remaining tenant by the entirety. Helen E Morris died intestate on May 1, 1994 leaving Shirley Glass and Dorothy Jean Whiting as her remaining heirs. Dorothy Jean Whiting died testate September 9, 2006, King County Washington Superior Court, leaving Waymond W Whiting Jr as her heir.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2014 Davidson County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Shirley Glass

STATE OF WASHINGTON
COUNTY OF King

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Shirley Glass, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

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

Notary Public Carolyn J. Gindlesperger

My Commission Expires: 10-29-17

CAROLYN J. GINDLESPERGER NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES 10-29-17

Waymon W Whiting Jr

STATE OF ~~WASHINGTON~~ NEVADA
COUNTY OF ~~KING~~ CLARK

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Waymon W Whiting Jr , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

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

George Staresinic
Notary Public

My Commission Expires: 4-13-18

GEORGE STARESINIC
Notary Public - State of Nevada
County of Clark
APPT. NO. 10-1728-1
My App. Expires April 13, 2018

Property Owner & Address:	Reggie Howard 1414 Bellavista Blvd Nashville, TN 37207
Tax Parcel No	08111001300
Property Address:	1739 22nd Ave N Nashville, TN
MAIL TAX BILLS TO:	Reggie Howard 1414 Bellavista Blvd Nashville, TN 37207
Firm File #:	20140234

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $12,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 18th day of July, 2014.

Memorie White
Notary Public

My Commission Expires: 7-3-17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY