WARRANTY DEED

M TODD CATHEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS$ 52,000.00

Sharon Shands
Affiant

SUBSCRIBED AND SWON TO BEFORE ME, THIS THE 24th DAY OF July, 2014

Notary Public

MY COMMISSION EXPIRES: 2/6/17
(Affix Seal)

THIS INSTRUMENT WAS PREPARED BY:
Creekside Title & Escrow, LLC, 311 E. Main Street, STE 5, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lee Scott Howard and Kimberley U Howard	**Same As New Owners**	**44-11A-304.00**
511 Jones Court #C4		
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, ***Sharon Shands, aka Sharron Shands, unmarried*** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THERE PRESENTS DO TRANFER AND CONVEY UNTO ***Lee Scott Howard and Kimberley U Howard, 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:

For reference only this is Property being known as 511 Jones Court #C4 Old Hickory TN 37138 and being described as follows:

Land in Davidson County, Tennessee, being Unit No. C-4, Parcel 304, in a Horizontal Property Regime which is of record in Book 7977, page 92 re-recorded in Book 8164, page 151, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Wayne Shands and wife Sharon Shands by Warranty Deed from E & E Fairbanks Family Limited Partnership dated 4/25/97 and filed for record on 5/1/97 of record in Book 10435, page 994, said Register's Office for said County. The same Kermit Wayne Shands, aka Wayne Shands, died February 21, 2010, leaving property vested in Sharon Shands as surviving tenant by the entirety.

This conveyance is subject to: Current years taxes which have been prorated and assumed by the Grantee(s); All restrictions of record; All visible easements; All matters appearing on the plan of record; All applicable government and zoning regulations.

This is: Unimproved ( )
Improved (x) Property, known as 511 Jones Court #C4, Old Hickory, TN 37138
(House Number) (Street) (City or Town) (Zip Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEESS, 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 hand this 24th day of July, 2014.

Sharon Shands
Sharon Shands

BILL GARRETT, Davidson County
Trans:T20140054445 DEEDWARR
Recvd: 07/28/14 14:32 2 pgs
Fees:13.00 Taxes:192.40

20140728-0066937

STATE OF TENNESSEE
COUNTY OF Sumner

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

TODD CATHEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Witness my hand and official seal this 24th day of July, 2014.

Commission Expires: 2/6/17

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, _____, a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires:_____

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

On this the _____ day of _____, _____, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said _____

Witness my hand and official seal at _____, on this the _____day of _____, _____.

My commission expires:_____

Notary Public