WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140058142 DEEDWARR
Recvd: 08/08/14 10:08 2 pgs
Fees:13.00 Taxes:869.50
20140808-0071505

DAMARIS B. STRATTON
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of August, 2014.

Notary Public

MY COMMISSION EXPIRES: 5/28/17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, Tennessee 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark Howard	SAME	01200008300
(NAME)	(NAME)	
8158 Old Springfield Pike		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20141203

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **we, David H. Powelson and Linda L. Powelson**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Mark Howard and Luanne Howard, husband and wife**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 4 on the plan of Hardiman Subdivision, as shown on plat of record in Plat Book 5800, page 103, in the Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING all of the same property conveyed to David H. Powelson and Linda L. Powelson by Warranty Deed from Richard H. Cawthorn and wife, Mary C. Cawthorn dated June 19, 1998 and filed of record in Book 10990, Page 233, Register's Office for Davidson County, Tennessee.

Subject to easements, setback lines, notes, conditions, stipulations, etc, and all other matters as set forth per Plat Book 5800, Page 103, Register's Office for said County; Subject to a maintenance agreement for a private road of record in Book 5947, page 892, Register's Office for said County

unimproved ☐

This is improved ☒ property, known as 8158 Old Springfield Pike, Goodlettsville, TN 37072

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 1st day of August, 2014.

David H. Powelson

Linda L. Powelson

STATE OF TENNESSEE

COUNTY OF ROBERTSON

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

Witness my hand and official seal this 1st day of August, 2014.

Commission expires: 7/30/17

Notary Public

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY