BILL GARRETT, Davidson County
Trans:T20140061118 DEEDWARR
Recvd: 08/19/14 10:05 2 pgs
Fees:13.00 Taxes:458.80

20140819-0075067

# WARRANTY DEED

ET-14-3278

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,000.00

Affiant

Subscribed and sworn to before me, this 8th DAY OF August, 2014.

Notary Public

MY COMMISSION EXPIRES: 10-06-15
(AFFIX SEAL)

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Akinya M. Howard | Suntrust Mortgage | |
| 734 Heney Drive | (NAME) 901 Semmes Ave. | 096-13-03.00 |
| (ADDRESS) Nashville, TN 37214 | (ADDRESS) Richmond, VA 23224 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we WINSTON KEITH SHURTLEFF, MARRIED,, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto AKINYA M. HOWARD, UNMARRIED,, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 50, PLAN OF PERRY HEIGHTS, as shown on plat of record in Plat Book 2900, Page 18, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Myrna Meece Shurtleff to Winston Keith Shurtleff as recorded on the 14th day of December, 2011 in Instrument No. 20111214-0097218; Warranty Deed from Winston K. Shurtleff, an unmarried man, who took title as a married man to Winston K. Shurtleff, an unmarried man as recorded on the 10th day of October, 2011 in Instrument No. 20111010-0078591 and Warranty Deed from Robin Wheeler and Teresa L. Bamford to Winston K. Shurtleff, a married man as recorded on the 4th day of August, 2009 in Instrument No. 20090804-0072968, in the Register's Office of Davidson County, Tennessee.

Said property was never the ~~principle~~ principal residence of the said Winston Keith Shurtleff .

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved ( X ) property, known as 734 Heney Drive, Nashville, Tennessee 37214
(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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(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/our hand(s) this 8th day of August, 2014.

Winston Keith Shurtleff

STATE OF Tennessee

COUNTY OF Wilson

On this the 8th day of August, 2014, before me personally appeared Winston Keith Shurtleff to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

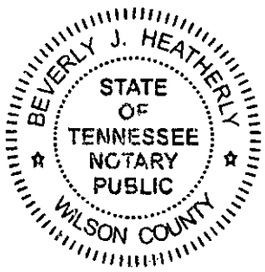
Witness my hand and official seal, this the 8th day of August, 2014.

Beverly J. Heatherly

Notary Public

My Commission Expires: 10-05-15

(SEAL)




**RETURN TO:**
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122
Phone: (615)773-0520