WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140074245 DEEDWARR
Recvd: 10/02/14 11:35 2 pgs
Fees:13.00 Taxes:460.65

20141002-0091050

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of September, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michele E. Slain	Franklin American Mortgage Co	04411015000
(NAME)	(NAME)	
404 Jones Street	501 Corporate Centre Dr. #400	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Kenneth Howell, married and David Paul Howell, married, joint tenants with right of survivorship**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Michele E. Slain, an unmarried woman**, hereinafter called the GRANTEE(S), his heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 3, on the Plan of Section "A", Village Of Old Hickory, plat of record in Book 1424, Page 68, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Doyle Bethel Revocable Living Trust and Bethel Doyle Revocable Living Trust by Quit Claim Deed dated 08/18/2008 from Doyle Wayne Bethel, a married man of record in Instrument 200808180084726, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kenneth Howell, married and David Paul Howell, married, joint tenants with right of survivorship by Warranty Deed dated 05/21/2014 from Doyle Bethel,Co-Trustee, and Elvie E. Bethel, Co-Trustee of the Doyle Bethel Revocable Living Trust U/A/D 2/7/2001 of record in Instrument 201405230044713, Register's Office for Davidson County, Tennessee. Subject property is investment property and is not now nor has it ever been the principal residence of the Grantors or their spouses.

This conveyance is subject to: (1) All matters as set forth per plat of record in Book 1424, Page 68; (2) All matters including but not limited to an Easement of record in Book 1916, Page 556, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 404 Jones Street, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 01288-22673
SMG TN Warranty Deed

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), his heirs and/or 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), his heirs and/or 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 our hands this 29th day of September, 2014.

Kenneth Howell

David Paul Howell

State of Tennessee
County of Wilson

Personally appeared before me Kenneth Howell and David Paul Howell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 29th day of September, 2014.

Notary Public

My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122