This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $540,000.00.

Affiant

Subscribed and sworn before me this the 15th day of October, 2014.

Notary Public
My commission expires: 1/15/17

BILL GARRETT, Davidson County
Trans:T20140079180 DEEDWARR
Recvd: 10/21/14 12:45 2 pgs
Fees:13.00 Taxes:1998.00
20141021-0096965

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
David Avent Howe, Sr.	BancorpSouth Mortgage	160-11A-004.00CO
641 Old Hickory Blvd, Unit 62	P.O. Box 3356	
Brentwood, TN 37027	Tupelo, MS 38803-3356	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JEAN W. LATVALA AND EINO K. LATVALA, WIFE AN HUSBAND, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to DAVID AVENT HOWE, SR., A SINGLE MAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Hemmingwood, Phase I, of record in Plat Book 6900, Page 6, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Eino K. Latvala and wife, Jean W. Latvala by Warranty Deed from Homes by Heritage, Inc., a Tennessee Corporation, of record in Book 7310, Page 779, Register's Office for Davidson County, Tennessee, dated July 29, 1987 and recorded on July 30, 1987.

Being the same property conveyed to Jean W. Latvala by Quitclaim Deed from Eino K. Latvala and wife, Jean W. Latvala and Charles G. Cornelius, Trustee, of record in Instrument No. 20030616-0082527, Register's Office for Davidson County, Tennessee, dated May 29, 2003 and recorded on June 16, 2003.

Being the same property conveyed to Eino K. Latvala by Quitclaim Deed from Jean W. Latvala, of record in Instrument No. 20040109-0004087, Register's Office for Davidson County, Tennessee, dated January 7, 2004 and recorded on January 9, 2004. AS TO A ONE-TENTH UNDIVIDED INTEREST

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 40 Abingdon Ct., Brentwood, TN 37027.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 15th day of October, 2014.

Jean W. Latvala

Eino K. Latvala

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jean W. Latvala and Eino K. Latvala, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of October, 2014.

My commission expires:

1/5/17

Notary Public

