(1) Return to: Bridgehouse Title

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$199,000.00.** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **October 24, 2014.** Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20140081037 DEEDWARR
Recvd: 10/28/14 09:45 2 pgs
Fees:13.00 Taxes:736.30
20141028-0099210

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-12-2016

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE LLC

2508 North Mt. Juliet Road, Mt. Juliet, TN 37122
File #**14-0481**

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joshua L. Howard and Mackenzie Howard	**Gardner Financial Services, ltd dba Legacy Mutual Mortgage**	**086 08 0A 064.00 CO**
(NAME) **2309 Willesden Green Ct**	(NAME) **3503 Paesanos Pkwy.**	
(ADDRESS) **Hermitage,TN 37076**	(ADDRESS) **San Antonio, TX 78231**	
(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, **Nicole R. Belsante, now known as Nicole R. Belsante Smallwood, married**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joshua L. Howard and Mackenzie 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:

Land in Davidson County, Tennessee, being Lot No. 439 on the Plan of Phase III-A, Camden Woods, as of record in Book 7900, Page 571, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Nicole R. Belsante, Married, by Warranty Deed from Richard T. Greenfield and wife, Jan D. Greenfield recorded August 2, 2010 in Instrument Number 20100802-0060283, Register's Office for Davidson County, Tennessee. The said Nicole R. Belsante having since divorced and remarried, and is now known as Nicole R. Smallwood.

Christopher H. Smallwood, spouse of Nicole R. Smallwood, joins in the execution of this instrument for the purpose of conveying any interest, marital or otherwise, he may have to the property as listed above.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **2309 Willesden Green Ct, Hermitage, TN 37076**
(House Number) (Street) (City, State) (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 GRANTEES, 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.

IN WITNESS WHEREOF, this instrument has been executed on this the **24th** day of **October, 2014**.

Nicole R. Belsante Smallwood

Christopher H. Smallwood

STATE OF **TENNESSEE**
COUNTY OF **Davidson**

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Nicole R. Belsante Smallwood and Christopher H. Smallwood**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **24th** day of **October, 2014**.

NOTARY PUBLIC

My Commission Expires: 2/4/18

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY