BILL GARRETT, Davidson County
Trans:T20150008976 DEEDWARR
Recvd: 02/04/15 14:54 5 pgs
Fees:28.00 Taxes:503.20
20150204-0010675

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $136,000.00.

Clifton Howard
AFFIANT

This instrument was prepared
Upon information furnished by the
Parties by:
Howard M. Skipworth #012469
Attorney at Law
6408 Clarksville Pike
P.O. Box 489
Joelton, Tennessee 37080
Telephone: (615) 876-2594
Fax: (615) 876-4292

Subscribed and sworn to before me
This 31st day of January 2015

NOTARY PUBLIC

HOWARD M. SKIPWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My commission expires:
MY COMMISSION EXPIRES:
November 3, 2015

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CLIFTON HOWARD AND BEVERLY GAIL HOWARD 5707 Clarksville Pike Joelton, TN 37080	CLIFTON HOWARD AND BEVERLY GAIL HOWARD 5707 Clarksville Pike Joelton, TN 37080	MAP: 29 Parcels: 177 & 178

WARRANTY DEED

THIS INDENTURE is made and entered into this 31st day of January, 2015, by and between Charles E. Felts and Wife, Myra W. Felts, hereinafter called Grantor, and Clifton Howard and Wife, Beverly Gail Howard, hereinafter called Grantee.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, Charles E. Felts and Wife, Myra W. Felts, Grantor, do hereby bargain, sell, transfer and convey unto Clifton Howard and Wife, Beverly Gail Howard , hereinafter referred to as Grantee, their successors, heirs and assigns, all of that certain real estate located in Davidson County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 5707 Clarksville Pike, Joelton, TN 37080

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, their successors, heirs and assigns forever. The Grantor covenant and agree with the said Grantee that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantee, their successors and assigns, against the lawful claims of all persons whomsoever.

Gender and Number. Words used herein indicating gender and number shall be read as the context may require.

WITNESS the hand and seal of Grantor on the day and year first above written.

Charles E Felts.

CHARLES E. FELTS, SELLER

Myra W. Felts

MYRA W. FELTS, SELLER

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Charles E. Felts and Myra W. Felts, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Joelton, Tennessee, this 31st day of January, 2015.

Bonnie K Skipworth

NOTARY PUBLIC

My commission expires:

BONNIE K. SKIPWORTH
NOTARY PUBLIC OF TENNESSEE
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
November 3, 2015

NOTE TO REGISTER:
Upon recording, please return the recorded instrument to
Howard Skipworth
Attorney at Law
P.O. Box 489
6408 Clarksville Pike
Joelton, TN 37080

EXHIBIT "A"

A certain tract or tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to wit:

TRACT I:
A tract of land in the 14th, formerly the 24th, Civil District of Davidson County, Tennessee, being part of Tract No. 10 on the Plan of the subdivision of lands owned by the Heirs of Charles P. Zimmerle, deceased as of record in Plan Book 3, page 28, Chancery Court at Nashville, described according to a survey made by John Setters, Surveyor, April 24, 1947, as follows:

Situated in the 14th Civil District of said county beginning at a stone in the southwest corner of a tract of land owned by C. A. Zimmerle; thence South 44 degrees West 1415 feet to a stake in the eastern boundary line of a tract of land owned by William Orand; thence with Orand's line, South 2 degrees West 435 feet to a stake; thence North 53 degrees East 528 feet to a point; thence North 80 degrees East 338 feet to a point; thence North 55 1/2 degrees East 198 feet to a point; thence South 78 degrees East 307 feet to a stake in a rock pile in the western boundary line of a tract of land owned by Armstrong; thence with Armstrong's line, North 2 1/2 degrees East 673 feet to a stone in the southern boundary line of said Zimmerle's tract of land; thence with said Zimmerle's line, North 43 degrees West 345 feet to the beginning, Deed reference of Book 1472, page 151, Register's Office for Davidson County, Tennessee.

TRACT II:
Lying and being in the 14th Civil District of Davidson County, Tennessee, and described according to a copy of a survey thereof made November 20, 1940, by S. M. McMurray Engineering Company, as follows:

Beginning at a point in the center line of Old Dry Fork Road at the northeast corner of the property of the St. Lawrence Church; thence along the north line of the said church property, South 75 degrees West 271.2 feet to the northwest corner of said church lot; thence with the west line of the same, South 15 degrees 30' East 128.8 feet; thence leaving said church property, South 75 degree West 59 feet, North 76 degrees 50' West 45.5 feet, North 2 degrees 30' East 580 feet; North 49 degrees East 194.4 feet to the center line of Old Dry Fork Road; thence with the center line of the same, South 18 degrees East 518.5 feet to the point of beginning, Deed reference of Book 1391, page 150, Register's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT EXPRESSLY EXCLUDED HEREFORM ARE THE FOLLOWING DESCRIBED TRACTS:

(1) Beginning at a point at the northwest corner of the property of the St. Lawrence Church; thence North 15 degrees West 13 feet; thence North 75 degrees East 153.5 feet; thence South 15 degrees EAst 13 feet to the north boundary of said Church property; thence along north line of the same South 75 degrees West 153.5 feet to the point of beginning, containing cemetery plot of Bernard family and seven other graves, and being the same property conveyed to the Most Reverend William L. Adrian, Bishop of the Roman Catholic Diocese of Nashville, Tennessee, by deed from G. C. Armstrong and wife, Vidale Armstrong, of record in Book 2440, page 587, Register's Office for Davidson County, Tennessee.

(2) Beginning at a point, the northeast corner of the St. Lawrence Roman Catholic Church with the Clarksville Highway, thence South 75 degrees West with the northerly boundary of said Church to a point, the southeast corner of the property conveyed by G. C. Armstrong and wife, Marie Vidale Armstrong to the Most Rev. William L. Adrian by deed recorded in Book 2440, page 587, of the Register's Office for Davidson County, Tennessee; thence North 15 degrees West 13 feet to a point the northeast corner of the said conveyed property; thence 153 feet south 75 degrees West to a point, the northwesterly corner of the aforesaid conveyed property; thence North 15 degrees West 10 feet to a point; thence Easterly to a point in the Clarksville Highway 20 feet northerly from the beginning point hereof; thence southerly with the Clarksville Highway 20 feet to the point of beginning. It being the intent of the grantors hereof to convey a strip of land 10 feet wide on its westerly extremity and 20 feet wide on its easterly extremity and lying immediately north of and adjacent to the St. Lawrence Catholic Church property, and being the same property conveyed to the Most Rev. William L. Adrian, Bishop of the Roman Catholic Diocese of Nashville, Tennessee, by deed from G. C. Armstrong and wife, Marie Ertola Armstrong, of record in Book 3437, page 357, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Charles E. Felts and wife, Myra W. Felts by deed from Beverly Gail Felts and Carla Marie Stokes, of record in Book 9077, Page 478, Register's Office for Davidson County, Tennessee.

EXHIBIT "B'

1. 2015 taxes not paid, a lien, but not yet due and payable.