BILL GARRETT, Davidson County
Trans:T20150016947 DEEDWARR
Recvd: 03/09/15 15:25 2 pgs
Fees:13.00 Taxes:1846.30
20150309-0020081

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $499,000.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 23rd day of February, 2015. NOTARY PUBLIC My commission expires: 5-8-18

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lauren Watts 301B Fairfax Avenue Nashville, TN 37212	SAME	104-10-0-T-002.00CO

FOR AND IN CONSIDERATION of the sum of Four Hundred Ninety Nine Thousand and 00/100 Dollars ($499,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JOHN HOWARD, A MARRIED MAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **LAUREN WATTS**, hereinafter called the Grantee(s), her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. B of Fairfax Cottages, a Horizontal Property Regime with Private Elements, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20140409-0029709, as amended in Instrument No. 20141230-0118766, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of the property.

BEING A PORTION of the same property conveyed to John Howard, by Special Warranty Deed from Jewish Federation of Nashville and Middle Tennessee, a Tennessee non-profit corporation (as to 18% of a 50% interest), dated December 19, 2012 and recorded January 3, 2013, of record in Instrument No. 20130103-0000995, in the office aforesaid. BEING ALSO CONVEYED to John Howard by Deed from Alvin Zager (as to his 50% interest) and Valerie Landa (remaining 82% of her 50% interest), dated December 21, 2012 and recorded January 3, 2013, of record in Instrument No. 20130103-0000996, in the office aforesaid.

The address of the herein described property is believed to be 301B Fairfax Avenue, Nashville, TN 37212, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), her heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2015 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 23rd day of February, 2015.

JOHN HOWARD

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, John Howard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 23rd day of February, 2015.



Notary Public

My commission expires: 1/20/2019