Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

(1)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF MARCH, 2015.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

ALICIA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES AUGUST 30, 2017

O-VRES-15-7044

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
David J. Julian-Rieley	New Owner	
(NAME)	(NAME)	**181-10-0A-120.00 CO**
7044 Oak Brook Terrace		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **CHARLES EARL HOWARD AND KATHY S. HOWARD, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **DAVID J. JULSON-RIELEY, AN UNMARRIED MAN,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 326, PHASE 3, AUTUMN OAKS, as shown on plat of record in Instrument No. 20031029-0159380, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Charles Earl Howard to Charles Earl Howard and wife, Kathy S. Howard, as recorded on the 27th day of June, 2013 in Instrument No. 20130627-0066186, corrected by Scrivener's Affidavit as recorded on the 18th day of July, 2013 in Instrument No. 20130718-0074183 and Warranty Deed from Katherine T. Hollcraft and husband, Matthew E. Hollcraft to Charles Earl Howard as recorded on the 26th day of November, 2008 in Instrument No. 20081126-0115784, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE 3, AUTUMN OAKS, as recorded in Instrument No. 20031029-0159380 and Boundary Plat recorded in Plat Book 6900, Page 786, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument Nos. 20010912-0099443, 20030513-0064238, 20101206-0096935 and 20100414-0028160 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Charter of Autumn Oaks Homeowners Association, Inc. recorded at Instrument No. 20010912-0099442.
- Easement for Right-of-Way, recorded in Book 2245, Page 271, Book 4240, Page 667 and Book 6968, Page 25.
- Easement for Telephone, recorded in Instrument Nos. 20020826-0103047 and 20020918-0113710.
- Easement for Landscape, recorded in Instrument No. 20030122-0009191.
- Easement for Sewer, recorded in Book 9343, Page 196 and Book 9343, Page 199.
- Easement for the flow of the waters of the unnamed stream and the rights of the public therein.
- Easement for the flow of the waters of the unnamed stream and the rights of the public therein.
- Stormwater Detention Agreement as set forth in instrument recorded in Book 7760, Page 970 and Instrument No. 20030110-0004645.
- Notice of Acceptance of Public Infrastructure recorded at Instrument No. 20101207-0097319
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7044 Oak Brook Terrace, Brentwood, Tennessee 37027**.

BILL GARRETT, Davidson County
Trans:T20150024389 DEEDWARR
Recvd: 04/02/15 12:38 2 pgs
Fees:13.00 Taxes:1036.00

20150402-0028818

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), their heirs and 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), 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.

Witness my/our hand(s) this the 31st DAY OF MARCH, 2015.

Charles Earl Howard

Kathy S. Howard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES EARL HOWARD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of March, 2015.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATHY S. HOWARD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of March, 2015.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016