WARRANTY DEED

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires JULY 6, 2015

AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $465,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF May, 2015.

Notary Public

MY COMMISSION EXPIRES: 7-6-15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Allison Heather Loehr	SunTrust Mortgage, Inc.	
(NAME)	(NAME)	
3507B Wrenwood Drive	P.O. Box 79041	Map 104-1-V
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Baltimore, MD 21279-0041	Parcel 1 CO
(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, I, **JOHN HOWARD, MARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALLISON HEATHER LOEHR, UNMARRIED,** 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 Unit "A" on the plan of 3507 Wrenwood Drive, a Horizontal Property Regime With Private Elements, filed as exhibit map, to and established by the Declaration of Covenants, Conditions and Restrictions of record in Instrument 201408060070633, of record in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more detailed description of said unit.

Being part of the same property conveyed to John Howard by deed from Courtney Giles Decker, married, of record in Instrument No. 20140804-0069864, said Register's Office.

Grantor warrants that he has never lived in this property as a married person and that the said property is not subject to any marital rights therein.

This conveyance is subject to (a) 2015 real property taxes; (b) all matters appearing on the plan of record in Book 1130, page 55, said Register's Office; and (c) restrictive covenants of record in Instrument No. 20140806-0070633, said Register's Office.

unimproved
This is improved X property, known as 3507B Wrenwood Drive a/k/a 3507B Wrenwood Avenue, Nashville, Tennessee 37205

(House Number) (Street) (P.O. Address) (City or Town) (Postal 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.

BILL GARRETT, Davidson County
Trans: T20150038670 DEEDWARR
Recvd: 05/19/15 09:06 2 pgs
Fees: 13.00 Taxes: 1720.50
20150519-0045845

Witness my hand this 14th day of May, 2015.

John Howard by
Kevin Montgomery, Attorney in Fact

JOHN HOWARD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of May, 2015, before me personally appeared Kevin D. Montgomery, to me known to be the person who executed the foregoing instrument on behalf of John Howard and acknowledged that he executed the same as the free act and deed of John Howard.

Witness my hand and official seal at Nashville, Tennessee this 14th day of May, 2015.

Commission expires:

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 8, 2018

Kathy Snider
Notary Public