BILL GARRETT, Davidson County
Trans:T20150043620 DEEDWARR
Recvd: 06/03/15 14:39 2 pgs
Fees:13.00 Taxes:1415.25
20150603-0051947

WARRANTY DEED

JOHN CLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $382,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of May, 2015

Notary Public

MY COMMISSION EXPIRES: 3-6-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Andrew Howell	New Owner	132010A004.00
(NAME)	(NAME)	
3809 Dartmouth Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Georgia Martin Adams,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Andrew Howell,** 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:

S. unmarried

Land in Davidson County, Tennessee, Lot 4 on the Plan of St. Andrews Place, as of record in Plat Book 6250, Page 909, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Georgia Martin Adams by deed dated November 17, 2012 from John M. Van Sicklen, Jr. Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1017 Saint Andrews Place, Nashville, TN 37204
(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.

This conveyance is subject to:

● Taxes for the year 2015. ● Subject to all matters shown on the Plan of record as Plat Book 6250, Page 909, Register's Office of Davidson County, Tennessee. ● Restrictions of record in Book 6658, Page 135, and in Instrument Number 20121203-0110423,in the Register's Office for Davidson County, Tennessee. ● Storm Water Detention Agreement of record in Book 6737, Page 867, in the Register's Office for Davidson County, Tennessee. ● Water Line Easement of record in Book 1141, Page 378 in the Register's Office for Davidson County, Tennessee. ● Gas Line Easement of record in Book 1845, Page 460, in the Register's Office for Davidson County, Tennessee. ● Sanitary Sewer Easement of record as Instrument No. 20061127-0145857, in the Register's Office for Davidson County, Tennessee. ● Deed for an Easement for Ingress and Egress of record in Book 7342, Page 549, in the Register's Office for Davidson County, Tennessee. ● Easement to Nashville & Davidson Department of Water and Sewerage Services of record in Book 7175, Page 840 and 7175, Page 854, in the Register's Office for Davidson County, Tennessee. ●Any and all existing easements as shown of record not stated herein.

Witness my/our hands this 27th day of May, 2015.

Georgia Martin Adams

State of Tennessee
County of Davidson

Personally appeared before me Georgia Martin Adams, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 27th day of May, 2015.

Notary Public I. Dyke Tatum
My Commission Expires: May 08, 2017

File No.: 15-Howell

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN