BILL GARRETT, Davidson County
Trans:T20150051926 DEEDWARR
Recvd: 06/29/15 12:41 3 pgs
Fees:18.00 Taxes:703.00
20150629-0062267

RETURN TO

Greenvue Title & Escrow, LLC
2207 Crestmoor Road, Suite 101
Nashville, Tennessee 37215

This instrument prepared by:
Fidelity Residential Solutions
120 Longwater Drive
Norwell, MA 02061
751692 416534-001516
Kay Long

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO: Finworth Mortgage	MAP PARCEL NUMBERS
John F. Howe, Jr. (NAME)	2106 Crestmoor Rd (NAME)	172-12-0D-066
7218 Althorp Way (STREET ADDRESS OR ROUTE NUMBER)	Nashville, TN 37215 (STREET ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Dominic J. Strada, an unmarried man have this day bargained and sold, and do hereby transfer and convey unto the said John F. Howe, Jr., a single man the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson, Tennessee as follows:

See Attached Exhibit "A".

Being that same property described in and conveyed to the Grantor herein by Warranty Deed of record at Instrument No. _____ in the Register's Office of _____ County, Tennessee.

STATE OF TN
COUNTY OF Davidson The actual consideration or value whichever is greater, for this transfer is $ 190,000.00

Affiant _____

Subscribed and sworn to before me this the 25th day of June, 2015.

Notary Public _____

My commission expires:
11.3.2015 (Affix Seal)

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This is unimproved ( ), known as 7218 Althorp Way, Nashville, TN 37211
improved Y

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hand this 3 day of June, 2015, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Dominic J. Strada

ROSA GARCIA
Notary Public - Michigan
Kent County
My Commission Expires Feb 25, 2018
Acting in the County of Kent

STATE OF
COUNTY OF

Personally appeared before me, Rosa Garcia, a Notary Public in and for said County and State, Dominic J. Strada, the within named bargainor single (fill in marital status), 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, at office, this 3rd day of June, 2015.

Rosa Garcia

(This area for official notarial seal)

Notary Public
My Commission Expires:

STATE OF
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, , the within named bargainor _____ (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ _____ executed the within instrument for the purposes therein contained.

Witness my hand, at office, this _____ day of _____, _____.

_____ (This area for official notarial seal)

Notary Public
My Commission Expires:

Exhibit A

Land in Davidson County, Tennessee, being Lot No. 506 on the Plan of Final Plat, Section Two, The Town Center Homes At Lenox Village, a Horizontal Property Regime, of record in Instrument Number 20050322-0031182, and shown as Exhibit "B1" of record in Instrument Number 20050324-0032209, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Brandon Lawson and Melissa A. Cooperman, Husband and Wife by Quitclaim deed from Brandon Lawson of record in Instrument No. 20130128-0008846 Register's Office for Davidson County, Tennessee, dated January 16, 2013 and recorded on January 28, 2013.

Being the same property conveyed to Dominic J. Strada, unmarried by Warranty deed from Brandon Lawson and Melissa A. Cooperman, husband and wife of record in Instrument No. 20150123-0006851 Register's Office for Davidson County, Tennessee, dated January 20, 2015 and recorded on January 23, 2015.