| Davidson County | DEEDWARR |
|---|---|
| Recvd: 11/02/15 14:39 | 3 pgs |
| Fees:18.00 Taxes:577.20 | |
| **20151102-0111428** | |

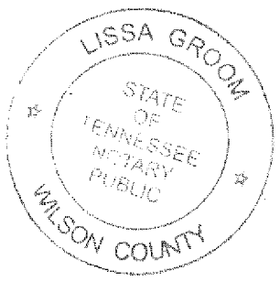
STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $156,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF October, 2015.

Notary Public
MY COMMISSION EXPIRES: 9-12-16
File No. G15-2590D




# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Donald Childs, Jr., an unmarried person (NAME) | American Mortgage Service Company (NAME) | 42-14-50 |
| 505 Tuckahoe Drive (STREET ADDRESS) | 11503 Springfield Pike (STREET ADDRESS) | |
| Madison, TN 37115 (CITY) (STATE) (ZIP) | Cincinnati, OH 45246 (CITY) (STATE) (ZIP) | |

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Clarence Howell and Dottie Howell, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Donald Childs, Jr., an unmarried person,** 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:

A tract of land lying in the 2nd Civil District of Metropolitan and Davidson County, and described according to a survey by Cummings Associates, Land Surveyors, dated 4/14/89, as follows:

Beginning at an iron pin in the southerly right-of-way margin of Tuckahoe Drive, said pin being the northeasterly corner of Lot No. 65 on the plan of Sherry Heights, Section Three, of record in Plat Book 2331, page 127, said Register's Office and the northwesterly corner of this tract; thence with said right of way margin East 205.20 feet to an iron pin in the westerly right of way of Interstate 65; thence with said right-of-way margin, South 222.97 feet to an existing concrete monument; thence South 53.81 feet to an iron pin; thence leaving said right-of-way margin along the northerly property line of Lot No. 68 of the said Sherry Heights, West 213.50 feet to an iron pin in the concrete, thence with the easterly property line of Lot No. 65 of the said Sherry Heights, North 255.37 feet to the point of beginning, containing 1.27 acres, more or less.
TOGETHER with the southerly 25' of the 105.2' segment of Tuckahoe Drive closed pursuant to Metro Ordinance No. 96-388, in the Metro Clerk's Office, Metropolitan Government of Nashville and Davidson County, Tennessee.

BEING the same property conveyed to Clarence Howell and Dottie Howell, husband and wife from McRita Vest, by Deed dated July 31, 2002, as Instrument No. 20020808-0095562, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Easement for sanitary sewers/storm drainage, water mains and appurtenances as recorded in Book 6219, page 954, Register's Office for Davidson County, Tennessee.

The 2015 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 505 Tuckahoe Drive, Madison, TN 37115.

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. 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 my/our hand(s) this 29th day of October, 2015.

Clarence Howell — October 29, 2015

Clarence Howell — Date

Dottie Howell — October 29, 2015

Dottie Howell — Date

STATE OF Tennessee

COUNTY OF Davidson }

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

Witness my hand and official seal, this 29th day of October, 2015.

My Commission Expires: 3/27/17

MICHAEL MOORE NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

Notary Public

*PREPARED BY AND RETURN TO:*

**SMITH.SHOLAR.MILLIKEN.PLLC.**
**P.O. BOX 663**
**GALLATIN, TN 37066**

**True Copy Certification**

I, Kimie Perry, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kimie Perry

Signature

State of **Tennessee**

County of Wilson

Personally appeared before me, Tracey Trumpour, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Tracey Trumpour

Notary's Signature

My Commission Expires: 8.14.17

Notary' Seal (if on paper)

TRACEY TRUMPOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY