BILL GARRETT, Davidson County
Trans:T20150100338 DEEDWARR
Recvd: 11/25/15 10:16 2 pgs
Fees:13.00 Taxes:259.00
20151125-0119589

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
15-0911HV

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00.

Affiant

BRENDA HUNTSMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th day of November, 2015.

Notary Public
Commission Expires: 11/20/18

Address of New Owner	Send Tax Bills To:	Map & Parcel
Fred L. Howell, Jr. 1208 Bayview Dr. Gallatin, TN 37066	Same As New Owner	10803008600

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE,

Lisa Annette Morris and Shawn Allen Linton as heirs of Charles A. Linton

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Fred L. Howell, Jr.

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:

Being Lot No. 68A on the Plan of Patio Villa, Section 5 Zone Lot D vision, of record in Plat Book 5200 at page 633, as amended Book 6250, page 491, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Charles A. Linton, an unmarried person, by Warranty Deed from Jack Linder, Trustee with full power to sell, mortgage or convey without joinder of beneficiary, dated 01-08-1987 and recorded on 01-15-1987 in Book 7108, Page 530, in the Registers Office, Davidson County, Tennessee. The said Charles A. Linton died on 7/12/2013 leaving Lisa Annette Morris and Shawn Allen Linton as his heirs at law.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein; (4) All matters appearing on plan for Lot No. 68A on the Plan of Patio Villa, Section 5 Zone Lot D vision, of record in Plat Book 5200 at page 633, as amended Book 6250, page 491; (5) Deed of conveyance of sewer lines in Book 6021, Page 914 and Book 6021, Page 919; (6) Sewer Easement in Book 6021, Page 843; (7) Sign Location leases of record in Book 5164, page 34, Book 5157, Page 655, Book 5680, Page 76, Book 5680, Page 78 and Book 5680, Page 80, said Register's Office.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1126 Cabana Drive, Nashville, TN 37214.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 16th day of November, 2015.

Lisa Annette Morris

Shawn Allen Linton

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Lisa Annette Morris** 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 16th day of November, 2015.

BRENDA HUNTSMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public
My Commission Expires: 11/20/18

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Shawn Allen Linton** 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 16th day of November, 2015.

BRENDA HUNTSMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public
My Commission Expires: 11/20/18