WARRANTY DEED

Please Record & Return to:
Brentwood Title & Escrow, LLC
320 Seven Springs Way, #150
Brentwood, TN 370227

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $490,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of December, 2015.

Notary Public

MY COMMISSION EXPIRES: Sept. 11, 2017

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John Howser	Farmington Mortgage	117150C00400CO
(NAME)	(NAME)	
507 Glen Echo Place	2002 Richard Jones Rd., # 300A	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and 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, WE, John Pleas and wife, Katherine Pleas, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto John Howser and and Blayne Howser, husband and wife, 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:

Unit No. 507 in Glen Echo Hall, a Horizontal Property Regime, located at Glen Echo Road and Glen Echo Place, Nashville, Davidson County, Tennessee, as shown on the plat of Glen Echo Hall, recorded in Instrument No. 20031112-0165541, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Instrument No. 20040922-0113858, Register's Office for Davidson County, Tennessee, to which document reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Glen Echo Hall, Condominium Apartments, contained in said Master Deed and By-Laws appended thereto, recorded in Instrument No. 20040922-0113858, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

BEING the same property conveyed to John Pleas and wife, Katherine Pleas, by Warranty Deed from Journal Newspapers, Inc., recorded on the 29th day of March, 2005 in Instrument No. 20050329-0033338, in the Register's Office of Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been

unimproved ☐

This is improved ☑ property, known as 507 Glen Echo Place, Nashville, TN 37215

(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:T20150103669 DEEDWARR
Recvd: 12/08/15 12:30 2 pgs
Fees:13.00 Taxes:1813.00
20151208-0123525

Witness our hands this 3rd day of December, 2015.

John Pleas

Katherine Pleas

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 3rd day of December, 2015, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **John Pleas and Katherine Pleas**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
11-6-17

Notary Public,

ANGELA G. BATSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017