WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of January, 2016.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

TINA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

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
Leon J. Fluker	Legacy Mutual Mortgage	032-09-0-069.00
(NAME)	(NAME)	
4856 Indian Summer Drive	3503 Paesanos Pkwy	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	San Antonio, TX 78231	
(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, Joseph L. Howell and wife, Makeshia Welch, now being known as Makeshia Welch Howell, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Leon J. Fluker and Rebecca M. Fluker, 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:

LAND in Davidson County, Tennessee, being Lot 158, SECTION 2, QUAIL RIDGE, as shown on plat of record in Plat Book 6200, Page 467, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Joseph L. Howell and Makeshia Welch, as joint tenants, with rights of survivorship and not as tenants in common by Warranty Deed from Eric Sox, recorded on the 28th day of June, 2012, of record in Instrument No. 20120628-0056773, 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 prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 4856 Indian Summer Drive, Nashville, TN 37207
(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:T20160008939 DEEDWARR
Recvd: 02/02/16 11:25 2 pgs
Fees:13.00 Taxes:588.30
20160202-0010054

Witness our hands this 29th day of January, 2016.

Joseph L. Howell

Makeshia Welch Howell

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 29th day of January, 2016, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Joseph L. Howell and Makeshia Welch Howell**, 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:

_____

Notary Public

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020