WARRANTY DEED

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME; THIS THE 22nd DAY OF FEBRUARY, 2016.

Notary Public

MY COMMISSION EXPIRES: 3/6/18 (AFFIX SEAL)

G-VRES-16-6520-T

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
mail: 2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Joshua A. Winters and Heather K. Winters	**First Choice Lending Services LLC**	
(NAME) **6520 Cloverbrook Drive**	(NAME) **9821 Cogdill Road Suite 2**	**Williamson County 011L-B-021.00**
(ADDRESS) **Brentwood, TN 37027**	(ADDRESS) **Knoxville, TN 37932**	**Davidson County 17111000700**
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARION A. HOWARD, UNMARRIED,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **JOSHUA A. WINTERS AND HEATHER K. WINTERS, HUSBAND AND WIFE,** hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in **WILLIAMSON COUNTY AND DAVIDSON COUNTY**, STATE OF **TENNESSEE**, described as follows, to wit:

Land partially in Williamson County and partially in Davidson County, Tennessee, being Lot 21, BRIGHTON WOOD, as shown on plat of record in Plat Book 7, Page 109, in the Register's Office, Williamson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Tommy Howard to Tommy Howard and wife, Marion A. Howard, as recorded on the 18th day of June, 2010 in Deed Book 5077, Page 612, Register's Office for Williamson County, Tennessee and Instrument No. 20100721-0056897, Register's Office for Davidson County, Tennessee. Said Tommy Howard, being one in the same as Thomas Berry Howard Jr, having died on October 19, 2015 leaving Marion A. Howard as the surviving tenant by the entirety.

This conveyance is subject to:
- Williamson County and Davidson County taxes for the year 2016.
- City of Brentwood taxes for the year 2016.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BRIGHTON WOOD, as recorded in Plat Book 7, Page(s) 109, Register of Deeds Williamson County, Tennessee.
- Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 372, Page 174, Register of Deeds Williamson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage as set forth in instrument recorded in Book 825, Page 686, Register of Deeds Williamson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6520 Cloverbrook Drive, Brentwood, Tennessee 37027**. Property is also known as 801 Cloverfield Court, Brentwood, Tennessee, 37027.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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:T20160017518 DEEDWARR
Recvd: 03/03/16 10:45 2 pgs
Fees:12.00 Taxes:0.00
20160303-0020361

Witness my/our hand(s) this the 22nd DAY OF FEBRUARY, 2016.

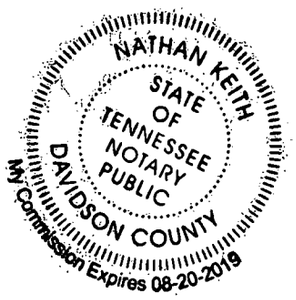
Marion A. Howard

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON NK

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

Witness my hand and official seal, this the 22nd of February, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

BK: 6678 PG: 921-922
16006539

2 PGS:AL-DEED	
422159	
02/24/2016 - 08:41 AM	
BATCH	422159
MORTGAGE TAX	0.00
TRANSFER TAX	1591.00
RECORDING FEE	10.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	1604.00

STATE OF TENNESSEE, WILLIAMSON COUNTY
SADIE WADE
REGISTER OF DEEDS