WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/11/16 13:52 3 pgs
Fees:18.00 Taxes:743.70
20160311-0023569

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $207,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of March, 2016

Notary Public

MY COMMISSION EXPIRES: 3/3/19

(AFFIX SEAL)

CASSIE LOVORN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Blvd, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ashley H. Browning	New Owner	041 07 0 049.00
(NAME)	(NAME)	
4020 Hickory Terrace		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I, **Fred L. Howell Jr., a married man,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Ashley H. Browning, an unmarried woman,** 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 the northerly 102 feet of Lot No. 44 on the plan of Hickory Acres Subdivision, Section No. 1, not of record, and being part of Lot No. 3 on the plan of Division of K. T. Morris' Lands as shown by plat of record in Plat Book 57, Page 49, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

SAID northerly 102 feet of Lot No. 44 fronts 102 feet on the westerly side of Hickory Trace and runs back between parallel lines, 312 feet to a dead line in the rear upon which it measures 102 feet thereon.

BEING the same property conveyed to Fred L. Howell, Jr., a married man, by Warranty Deed from Terry Keith Simmons, unmarried, dated March 13, 2015 and recorded March 16, 2015 in Instrument Number 20150316-0022384, Register's Office for Davidson County, Tennessee.

Subject to the plan of record in Plat Book 57, page 49, said Register's Office.

Subject to unrecorded plan of Hickory Acres Subdivision, Section 1.

Subject to any and all existing easements and/or restrictions of record.

This property is not a marital residence for the grantor and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

unimproved ☐

This is improved ☑ property, known as 4020 Hickory Terrace, 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.

Witness my/our hands this 8th day of March, 2016.

Fred L. Howell Jr.

State of Tennessee
County of Sumner

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

Witness my hand and official seal on this 8th day of March, 2016.

Jennifer A Hoffman
Notary Public
My Commission Expires: 6/18/19



File No.: 20161257

True Copy Certification

I, Cari Mule' 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Pam Smithson, a notary public for this county and state, Cari Mule', who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 03/20/18

