Davidson County DEEDWARR
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Fees:23.00 Taxes:1387.50
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#32803

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **FTEC File No. 32803-01-2016** **Record & Return To:** **First Title & Escrow Company, Inc.** **3811 Bedford Ave, Suite 205** **Nashville, TN 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $375,000.00. Affiant Subscribed and sworn to before me this 17th day of March, 2016. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 3, 2016

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Robert Haley 109 Whitney Place Nashville 37215	NEW OWNER	Map and Parcel No.: 117 09 0 103 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Hugh C. Howser, Jr., Sole Heir at Law of Elizabeth S. Howser**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert Haley** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2843 Sugartree Road, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 17th day of March, 2016.

Hugh C. Howser, Jr., Sole Heir at Law of Elizabeth S. Howser

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Hugh C. Howser, Jr., Sole Heir at Law of Elizabeth S. Howser**, 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, at office, this 17th day of March, 2016.

Notary Public

My Commission Expires:



EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 88 on the Plan of Woodmont Estate, as of record in Plat Book 1130, page 99, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Hugh C. Howser and wife Elizabeth Swope Howser, by Quitclaim Deed dated October 26, 2009 from Hugh C. Howser, Jr., of record in Instrument No. 20091120-0106871, Register's Office for Davidson County, Tennessee. Hugh C. Howser died on September 15, 2011 leaving Elizabeth Swope Howser as surviving tenant by the entirety. Elizabeth Swope Howser died on October 4, 2014 intestate. The Estate of Elizabeth S. Howser was filed for Administration in Docket No. 15P763, Probate Court for Davidson County, Tennessee. Hugh C. Howser, Jr., is the sole beneficiary and residuary distributee of The Estate of Elizabeth S. Howser. Letters of Administration were issued to Hugh C. Howser, Jr. Elizabeth Swope Howser and Elizabeth S. Howser are one and the same person.

This conveyance is made subject to:

1. State and County taxes for the year 2016, which have been prorated and assumed by Grantee. Map and Parcel No. 117 09 0 103 00.
2. All matters appearing on the Plan of record as Plat Book 1130, page 99, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, KELLY E. COX, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, EILEEN K. HOPKINS, a notary public for this county and state, KELLY E. COX, 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: _____
Notary Seal:

