This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW16085

BILL GARRETT, Davidson County
Trans:T20160022879 DEEDWARR
Recvd: 03/21/16 13:50 2 pgs
Fees:13.00 Taxes:884.30
20160321-0026599

Send Tax Bills To:
Caliber Home Loans, Inc.
3701 Regent Blvd., Ste. 180
Irving, TX 75063

New Owner is:
Stephany Thompson
2014 Spring Branch Drive
Nashville, TN 37115

MAP: 034-07-0A

PARCEL: 044.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **John C. Howser and wife, Blayne H. Howser**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Stephany Thompson and Christopher Thompson, wife and husband,** hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Commonly Known As: **2014 Spring Branch Drive, Nashville, TN 37115**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 12 on the Plan of Resubdivision of Phase Two, Harbor Village, of record in Plat Book 8250, Page 886, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to John C. Howser and wife, Blayne H. Howser by Warranty Deed from Dakota Alexander Contractors, Inc., a Tennessee Corporation, dated 3/27/98 and recorded 3/30/98 in Book 10860, Page 485, Register's Office for Davidson County, Tennessee.

J.C.H. BH.H
Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 17th day of March, 2016.

GRANTOR(S):

JOHN C. HOWSER

BLAYNE H. HOWSER

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **John C. Howser and Blayne H. Howser**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 17th day of March, 2016.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

NOTARY PUBLIC
My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is **$239,000.00**.

AFFIANT

SWORN TO and subscribed before me this 17th day of March, 2016.

BETH ENGLAND STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Vanessa E. Allen STATE OF TENNESSEE NOTARY PUBLIC Rutherford County

NOTARY PUBLIC
My commission expires: 5-8-17