BILL GARRETT, Davidson County
Trans: T20160025990 DEEDWARR
Recvd: 03/31/16 10:34 2 pgs
Fees: 13.00 Taxes: 1800.05
20160331-0030440

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $486,500.00.

Affiant

Subscribed and sworn to before me, this 24th day of March, 2016.

Notary Public

My commission expires: 5-27-19

W. REID SOLOMON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires May 27, 2019

(Notary Stamp)

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
305-B Indian Lake Blvd., Suite 220, Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Richard G. Houston	Richard G. Houston	103-03-0E-001.00-CO
4908A Wyoming Avenue	4908A Wyoming Avenue	
Nashville, TN 37209-3518	Nashville, TN 37209-3518	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Scott Douglass and Lauren Douglass, husband and wife

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Richard G. Houston, unmarried

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee being Unit A on the plan of 4908 Wyoming Avenue Town Homes, a Horizontal Property Regime with Private Elements as shown as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of record as Instrument No. 20130624-0064522, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Scott Douglass and Lauren Douglass, husband and wife by Warranty deed from Mike Ford Custom Builders, LLC, a Tennessee limited liability company of record in Instrument No. 20140421-0032783 Register's Office for Davidson County, Tennessee, dated April 17, 2014 and recorded on April 21, 2014

This is X improved ☐ unimproved property known as **4908A Wyoming Avenue, Nashville, TN 37209-3518.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 24th day of March, 2016.

Scott Douglass

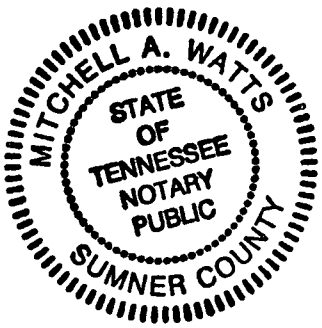
Lauren Douglass

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Scott Douglass and Lauren Douglass, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 24th day of March, 2016.

Notary Public
My Commission Expires: 8.21.17



SolomonParks File No. 616044