Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
16-0376

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11th day of April, 2016

Notary Public
Commission Expires: 10/18/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20160030082 DEEDWARR
Recvd: 04/13/16 14:42 2 pgs
Fees:13.00 Taxes:1443.00
20160413-0035487

Address of New Owner	Send Tax Bills To:	Map & Parcel
John and Marla Howell 1204 Banbury Row Brentwood, TN 37027	new owner	172-09-0A-172.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Scott Thomas Lear and Karyn E. Lear

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John Phillip Howell and **Marla G. H. Howell** husband and wife

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 Lot No. 168 on the plan of Banbury Crossing, Section Five-A, of record in Instrument Number 20020830-0105357, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Scott Thomas Lear and wife, Karyn E. Lear, by Warranty Deed from Michael G. Music and wife, Margaret M. Music, dated 1/31/13 and recorded 2/5/13 in Instrument No. 20130205-0011971, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1204 Banbury Row, Brentwood, TN 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 GRANTEES, their heirs and assigns forever; and we so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 11th day of April, 2016.

Scott Thomas Lear

Karyn E. Lear

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF Hillsborough

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Scott Thomas Lear and Karyn E. Lear** 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.

Witness my hand and official seal at Tampa, Florida, ~~Tennessee~~ this 11th day of April, 2016.

James M Powell
Notary Public
My Commission Expires: 2 MAR 2020

(Notary Seal)

JAMES M POWELL
Notary Public - State of Florida
Commission # FF 966884
My Comm. Expires Mar 2, 2020
Bonded through National Notary Assn.