| THIS INSTRUMENT WAS PREPARED BY | STATE OF TENNESSEE<br>COUNTY OF Davidson |
|---|---|
| Bankers Title & Escrow Corp.<br>5107 Maryland Way - Suite 115<br>Brentwood, Tennessee 37027 | THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **180,000.00**. |
| **WHEN RECORDED RETURN TO**<br>Midtown Title, LLC<br>1704 Charlotte Avenue, #105<br>Nashville, TN. 37203<br>File No. M16-1310 | Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF April, 2016.<br>Notary Public<br>MY COMMISSION EXPIRES: 4-28-19<br>(AFFIX SEAL) |

DEBORAH L. BISSELL STATE OF TENNESSEE NOTARY PUBLIC PERRY COUNTY My Commission Expires APRIL 28, 2019

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Jesse Howard | SWBC mtg Corp. | MAP & PARCEL |
| 5405 Hunters Ridge | 9311 San Pedro # 100 | 161-10-0B-075.00-CO |
| Nashville, TN 37211 | San Antonio, TX 78216 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, WE, **Cynthia Wilee**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jesse M. Howard and Allison Howard, 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. 266 on the Plan of Second Revision-Phase Six, Villages of Brentwood, of record in Plat Book 6900, Page 316, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jamie Wilee and wife, Cynthia Wilee by Warranty deed from Herbert F. Nelson and wife, June D. Nelson of record in Instrument No. 20050822-0099451 Register's Office for Davidson County, Tennessee, dated August 12, 2005 and recorded on August 22, 2005, and re-recorded on September 07, 2005, in Instrument No. 20050907-0107215, Register's Office for Davidson County, Tennessee. And further conveyed to Cynthia Wilee pursuant to Divorce Decree in the Chancery Court for Wilson County, Tennessee, Docket No. 2014-CV-95, by Quitclaim Deed from Jamie Wilee of record in Instrument No. 20160419-0037462, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED

(X) IMPROVED property known as **5405 Hunters Rdg, Nashville, TN 37211-6260.**

BILL GARRETT, Davidson County
Trans:T20160031750 DEEDWARR
Recvd: 04/19/16 08:28 2 pgs
Fees:13.00 Taxes:666.00
20160419-0037463

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 hand this the 15th day of April, 2016.

Cynthia Wilee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Cynthia Wilee** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 15th day of April, 2016.

My Commission expires: 10/18/16

Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that_____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 15th day of April, 2016.

My Commission expires: _____

Notary Public