BILL GARRETT, Davidson County
Trans:T20160045366 DEEDWARR
Recvd: 05/31/16 09:44 2 pgs
Fees:13.00 Taxes:573.50
20160531-0054152

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is $155,000.00.

Affiant

Subscribed and sworn before me this the 26th day of May, 2016.

Notary Public
My commission expires: 2/24/18

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Grant K. Howard	CMG Mortgage, Inc.	133-12-0-097-00
515 Raymond Street	3160 Crow Canyon Road, Ste. 400	
Nashville, TN 37211-3522	San Ramon, CA 94583	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, ROBERT WHITBECK SR, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to GRANT K. HOWARD AND COURTNEY HOWARD, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 51 on the Plan of Windsor Park of record in Plat Book 3600, Page 64, 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 Robert Whitbeck Sr by Warranty deed from Deutsche Bank Trust Company Americas, fka Bankers Trust Company, as Trustee of record in Instrument No. 20051213-0149348 Register's Office for Davidson County, Tennessee, dated December 2, 2005 and recorded on December 13, 2005

The said Robert Whitbeck, Sr. and Robert W. Whitbeck, Sr. are one and the same person.

Being also known as 432 Tampa Drive Nashville, TN 372113522.

Subject to all Easements and Restrictions of record.

THIS IS ✓ IMPROVED PROPERTY KNOWN AS 432 Tampa Drive, Nashville, TN 37211-3522.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 26th day of May, 2016.

Robert W. Whitbeck, Sr.

Robert Whitbeck Sr
By: Diane K. Mann, Attorney-in-Fact
By: Diane K. Mann, his attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of May, 2016, before me, the undersigned Notary Public in and for said County and State, personally appeared **Diane K. Mann** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Robert Whitbeck Sr**, by **Power of Attorney dated April 4, 2016**, and who acknowledged that he executed the same as the free act and deed of **Robert Whitbeck Sr**.

Witness my hand and official seal this 26th, day of May, 2016.

My Commission Expires:

1/15/17

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY