Davidson County	DEEDWARR
Recvd: 06/02/16 10:44	3 pgs
Fees:18.00 Taxes:888.00	
20160602-0055544	

Prepared by:
Clayton C. Purdom, Esq.
Martin, Tate, Morrow & Marston, P.C.
6410 Poplar Avenue, Suite 1000
Memphis, TN 38119-4843

ADDRESS OF NEW OWNER
LAUREN N. HOWARD
8710 Dauphin Pl.
Nashville, TN 37211

SEND TAX BILLS TO:
1SERVE Residential Lending
15015 Avenue of Science
#250
San Diego, CA 92128

MAP- PARCEL NO.
173 09 0A 507.00

Return to:
FOUNDATION TITLE
277 MALLORY STATION
STE 102
FRANKLIN, TN 37067
161605

WARRANTY DEED

THIS INDENTURE, made and entered into this 31 day of May, 2016, by and between MATTHEW C. FORBUSH, an adult resident of Shelby County, Tennessee ("**Grantor**") and LAUREN N. HOWARD, an unmarried resident of DAVIDSON County, Tennessee (the "**Grantee**"); and joined in hereby by KATHLEEN SMITH FORBUSH, wife of Grantor, for the purpose of relinquishing any and all right, title and interest she may have in and to the said property by virtue of her marriage to Grantor.

WITNESSETH:

For and in consideration of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey, and confirm unto said Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee, to-wit:

Lot No. 407, as shown on the map entitled the Plan of Lenox Village, Phase Seven, of record as Instrument No. 20051028-0130418, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Matthew C. Forbush, unmarried by Special Warranty Deed from Federal National Mortgage Association aka Fannie Mae, a corporation organized under and existing pursuant to the laws of the United States dated May 29, 2008 and recorded June 5, 2008 as Instrument No. 20080605-0058036, in said Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in anyway appertaining unto Grantee, its successors and assigns, in fee simple forever.

The said Grantor does hereby covenant with Grantee that Grantor is lawfully seized in fee of the aforedescribed real estate; that Grantor has a good right to sell and convey the same; that the same is unencumbered except for the rights of way and easements for public roads, utilities, and laws, ordinances, and regulations which govern the use and occupancy of this land enacted by the United States of America, the State of Tennessee and its political subdivisions and zoning ordinances of Davidson County, Tennessee, to all of which this conveyance is expressly made subject; and except for 2016 city and county property taxes, not yet due and payable, which the Grantee hereby assumes and agrees to pay; and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

SIGNATURE PAGE FOLLOWS

WARRANTY DEED

WITNESS the signature of Grantor on the day and year first above written.

Matthew C. Forbush

Kathleen S. Forbush

STATE OF TENNESSEE
COUNTY OF SHELBY

Personally appeared before me, a Notary Public in and for said state and county, duly commissioned and qualified, Matthew C. Forbush and Kathleen S. Forbush, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 31 day of May, 2016.

Notary Public

My Commission Expires: Commission Expires: May 21, 2017

[affix seal]

I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $240,000.00

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME, THE UNDERSIGNED, THIS THE 31st DAY OF MAY, 2016.

JORDAN T MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
COMMISSION EXPIRES: 01-06-2020

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2016

Shelly M Smith