BILL GARRETT, Davidson County
Trans:T20160048135 DEEDWARR
Recvd: 06/07/16 15:02 2 pgs
Fees:13.00 Taxes:876.90

20160607-0057513

IRMA TAUBE
Notary Public, State of Texas
My Commission Expires
August 01, 2016

(Notary Stamp)

STATE OF Texas
COUNTY OF Tarrant

The actual consideration or value, whichever is greater, for this transfer is $237,000.00.

Jamil Branch
Affiant

Subscribed and sworn to before me, this 2nd day of June, 2016.

Irma Taube
Notary Public

My commission expires: August 01, 2016

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Leland Howe and Alison Becker	new owner	128-12-0C-007.00-CO
1104 Woodbury Falls Court		
Nashville, TN 37221-1414		

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,

Jamil Branch, married

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

Leland Howe and Alison Becker, both unmarried as Tenants in Common with the right of survivorship

(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 No. 1104 on the Plan of Woodbury Townhomes, Phase I, of record in Instrument 20050216-0017693, and by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20060310-0028278 and as amended in Instrument No. 20080201-0010772, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of such unit.

Being the same property conveyed to Jamil Branch, an unmarried man by Special Warranty deed from Marquis Homes, LLC., a Tennessee Limited Liability Company of record in Instrument No. 20080902-0089524 Register's Office for Davidson County, Tennessee, dated August 27, 2008 and recorded on September 02, 2008 This property is not now nor has it ever been the marital residence of the Grantor or the Grantor's spouse.

This is improved property known as 1104 Woodbury Falls Court, Nashville, TN 37221.

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.

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 2 day of June, 2016.

Jamil Branch

STATE OF Texas

COUNTY OF Tarrant

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Jamil Branch, 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 2nd day of June, 2016.

Irma Taube

Notary Public

My Commission Expires: August 01, 2016

IRMA TAUBE
Notary Public, State of Texas
My Commission Expires
August 01, 2016

SolomonParks File No. 316088