PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD TN 37027

RETURNED TO:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is $260,000.00 (Two Hundred Sixty Thousand).

AFFIANT

Subscribed to and sworn before me this 7th day of June, 2016.

NOTARY PUBLIC MY COMMISSION EXPIRES: 3/25/18

KIM MURRAY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY NOTARY SEAL

BILL GARRETT, Davidson County
Trans: T20160048922 DEEDWARR
Recvd: 06/09/16 12:05 2 pgs
Fees: 13.00 Taxes: 962.00
20160609-0058386

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
John P. Wanner & Amy K. Kwapil 821 Beech Bend Drive Nashville, TN 37221	**SAME AS NEW OWNER**	14214016100

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, **JILL L. HOWARD, AN UNMARRIED WOMAN,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **JOHN P. WANNER AND AMY K. KWAPIL, HUSBAND AND WIFE,** HEREINAFTER CALLED THE **GRANTEE(S),** 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. 675 on the Plan of Harpeth Woods, Section Three, of record in Plat Book 5200, Page 270, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description of said Lot.

Being the same property conveyed to Harlan P. Howard, Jr. and wife, Jill L. Howard by deed from Shane Abernathy, unmarried, of record in Instrument No. 20070507-0054187, Register's Office for Davidson County, Tennessee. And further conveyed to Jill L. Howard by quitclaim deed from Harlan P. Howard, Jr., of record in Instrument No. 20160606-0057051, dated 06/06/2016 and recorded 06/06/2016, Register's Office for Davidson County, Tennessee.

Being also known as 821 Beech Bend Drive, Nashville, Tennessee 37221

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **821 BEECH BEND DRIVE** **NASHVILLE, TN 37221**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number: GTE File: 2016044172

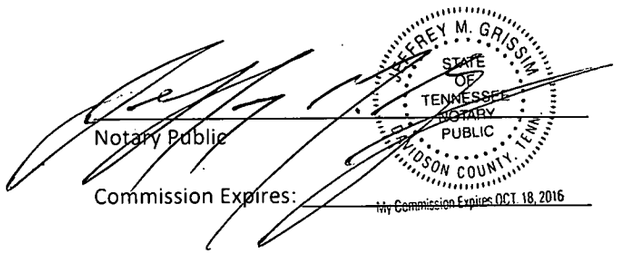
WITNESS, this 7th day of June, 2016

Jill L. Howard

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 7th day of June, 2016, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Jill L. Howard** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged she executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 7th day of June, 2016.



Notary Public

Commission Expires:

LTSR Number:

GTE File: 2016044172