THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Donnie Hogan
940 Savannah West Ct
Springfield, TN 37172
SEND TAX BILLS TO:
NEW OWNER

WARRANTY DEED

(Map 73-13-0, Parcel 291.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, **A. STEVEN HOWELL and wife, TERESA W. HOWELL**, hereinafter referred to as "Grantors", have bargained and sold and do hereby transfer and convey unto **DONNIE HOGAN,** hereinafter referred to as "Grantee", his heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

LAND located in Davidson County, Tennessee, being all of Lot No. 8, on the Map of Floyd Heights, according to plat and survey of same appearing of record in Plat Book 1424, page 96, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.

Said Lot 8 fronts 63 feet on the north side of West Avenue and runs back between parallel lines, 120 feet to a dead line.

BEING the same property conveyed to A. Steven Howell and wife, Teresa W. Howell, by Warranty Deed dated June 14, 2016 from Rita Kay Green, Executrix of The Estate of Marjorie McMurtry, deceased, of record in Instrument 20160615-0060547, in the Register's Office of Davidson County, Tennessee. Also being the same property conveyed to Francis Maydell McMurtry and wife, Marjorie McMurtry, by Warranty Deed from James Rodgers and wife, Elizabeth W. Rodgers, dated August 10, 1955, of record in Book 2445, page 37, in the Register's Office of Davidson County, Tennessee. Francis Maydell McMurtry having since died on April 29, 1992 leaving Marjorie McMurtry as surviving tenant by the entirety. Marjorie McMurtry died testate on February 29, 2016, and her Last Will and Testament dated September 10, 2002 was entered into probate April 14, 2016 with the Probate Court for Davidson County, Tennessee, at Nashville, Probate File No. 16P580. Rita Kay Green was named as Executrix and was issued Letters Testamentary. Article VII of said Will gave Rita Kay Green as Executrix specific power and authority to sell subject property. A TennCare release letter has been obtained.

THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Plat Book 1424, page 96; all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as 927 West Avenue, Nashville, TN 37206.

BILL GARRETT, Davidson County
Trans:T20160054750 DEEDWARR
Recvd: 06/27/16 15:11 2 pgs
Fees:13.00 Taxes:584.60
20160627-0065499

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantee, his heirs and assigns, forever.

Grantors covenant with the said Grantee that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2016 real property taxes which will be prorated at closing and paid by the Grantee.

Grantors further covenant and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS and signatures on this the 24th day of June, 2016.

A. STEVEN HOWELL

TERESA W. HOWELL

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named A. Steven Howell and Teresa W. Howell, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th day of June, 2016.

Notary Public

My Commission Expires: **MAY 20, 2017**

J KASEY TALBOTT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $158,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 24th day of June, 2016.

Notary Public

My commission expires: **MAY 20, 2017**

File No. 20160542A

J KASEY TALBOTT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY