WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160056593 DEEDWARR
Recvd: 07/01/16 14:29 2 pgs
Fees:13.00 Taxes:425.13

20160701-0067934

JESSICA LASCELLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th day of June, 2016

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Blvd, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kristin Mantei	Movement Mortgage, LLC	108 03 0 086.00
(NAME)	(NAME)	
1126 Cabana Dr.	841 Seahawk Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Virginia Beach, VA 23452	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Fred L. Howell Jr., a married man,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Kristin Mantei, an unmarried woman,** hereinafter called the GRANTEES, 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. 68A on the plan of Zone Lot Division, Lots 60, 61, 68 & 69, Section Five, Patio Villa, of record in Plat Book 5200, Page 633, as amended in Plat Book 6250, Page 491, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Fred L. Howell, Jr. by Warranty Deed from Lisa Annette Morris and Shawn Allen Linton, as heirs of Charles A. Linton, dated 11/16/15 and recorded 11/25/15 in Instrument No. 20151125-0119589, Register's Office for Davidson County, Tennessee.

Subject to taxes for the year 2016 and subsequent years, a lien, but not yet due and payable

Subject to the plan of record in Plat Book 5200, page 633, as amended in Plat Book 6250, page 491, said Register's Office.

Subject to Restrictive Covenants of record in Book 6199, Page 70, said Register's Office.

Subject to Conveyance of Sewer Lines in Book 6021, Page 914, Book 6021, Page 919, Book 6422, Page 55 and Book 6422, Page 60, said Register's Office.

Subject to Sewer Line Easement in Book 6021, Page 843, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

unimproved ☐

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. MTL-1882

This is improved ☑ property, known as 1126 Cabana Dr., Nashville, TN 37214

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their 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/our hands this 30th day of June, 2016.

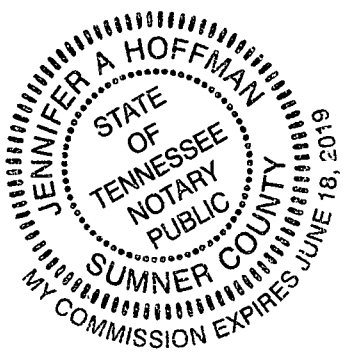
Fred L. Howell Jr.

State of Tennessee
County of Sumner

Personally appeared before me Fred L. Howell Jr., with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of June, 2016.

Notary Public
My Commission Expires: 6/18/19



File No.: 20161362