BILL GARRETT, Davidson County
Trans: T20160062270 DEEDWARR
Recvd: 07/20/16 09:15 2 pgs
Fees: 13.00 Taxes: 888.00
20160720-0074577

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY:
BYRD & BYRD, P.L.L.C.
518 CARRIAGE HOUSE DRIVE
JACKSON, TN 38305

This Warranty Deed prepared without the benefit of a survey. Preparer did not serve as Closing Attorney.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 240,000

Affiant

SONYA C. STARNES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 10, 2019

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF July, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 03-10-2019

ADDRESS OF NEW OWNER:
Gary N. Howell
3224 Knobview Dr
Nashville, TN 37214

SEND TAX BILLS TO:
(new owner)

PARCEL:
084 16 0 195.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **DANIEL K. HOWELL AND WIFE, JOHNNIE G. HOWELL**, HEREINAFTER CALLED THE GRANTORS, HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO **GARY N. HOWELL,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 42 on the plan of Nob Hill, a subdivision of a part of the A. H. Roberts Tract and as of record in Plat Book 2663, page 31, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof. (Legal description taken from prior deed.)

Being the same real estate conveyed to Daniel K. Howell, married and Johnnie G. Howell, his wife, by deed filed for record June 18, 2010 in Instrument No. 20100618-0047721, in the Register's Office of Davidson County, Tennessee.

This is **improved** X property known as _____
unimproved ___ property

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest hereto belonging to the said **GRANTEE,** her heirs and assigns forever; and we do covenant with the said Grantee 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 except for (1) the lien of the 2016 County taxes which shall be prorated and assumed by the Grantee herein; (2) easements, restrictions, and building setback lines of record in Plat Book 2663, page 31, in the Register's Office of Davidson County, Tennessee; and, we do further covenant and bind ourselves, our 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 OUR HANDS this 13th day of July, 2016.

DANIEL K. HOWELL

JOHNNIE G. HOWELL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, SONYA C. STARNES, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared DANIEL K. HOWELL and wife, JOHNNIE G. HOWELL, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Official Seal on this the 13th day of July, 2016.

Notary Public

My Commission Expires: 03-10-2019

