Davidson County DEEDWARR Recvd: 08/09/16 15:07 3 pgs Fees:18.00 Taxes:1572.13 **20160809-0082933**

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $424,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF AUGUST, 2016.

Notary Public

MY COMMISSION EXPIRES: DEC 2 7 2017

(AFFIX SEAL)

B-RF-16-006232-T

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Caleb Cotham and Candace Cotham	US Bank	
(NAME) **6232 Palomar Court**	(NAME) 7601 Penn Ave S, Suite A1	**172-10-0B-069.00-CO**
(ADDRESS) **Nashville, TN 37211**	(ADDRESS) Richfield, MN 55423	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ANDREW HOWE AND WIFE, JENNIFER L. HOWE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CALEB COTHAM AND CANDACE COTHAM, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 69 on the Plan of Cluster Lot Development, Christiansted Valley, Phase 2, Revision 1 of record in Plat at Instrument No. 20010209-0012854, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Andrew Howe and wife, Jennifer L. Howe by Warranty Deed from Pete W. Harris d/b/a Harris Homes, of record in Instrument No. 20010928-0105088, Register's Office for Davidson County, Tennessee, dated September 26, 2001 and recorded on September 28, 2001.

This conveyance is subject to:
- Taxes for the year 2016, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20010209-0012854, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions with By-Laws appended thereto, of record in Instrument Number 19991221-0305559, as amended in Instrument No. 20000728-0074515, and supplemented in Instrument No. 20070206-0015266, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Charter of HOA in Instrument No. 19991221-0305560 as amended in Instrument No. 19991221-0305561, Register's Office for Davidson County, Tennessee.
- Deed conveyance of open space to HOA in Instrument No. 20050516-0054926, Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement in Book 11628, page 8, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6232 Palomar Court, Nashville, Tennessee 37211**.

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. 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 hand(s) this the 8th DAY OF AUGUST, 2016.

Andrew Howe by Forrest Moody
Andrew Howe by Forrest Moody,
Attorney in Fact

Jennifer L. Howe by Forrest Moody
Jennifer L. Howe by Forrest Moody,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Forrest Moody, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ANDREW HOWE AND JENNIFER L. HOWE, and who acknowledged he/she/they executed the same as the free act and deed of the said ANDREW HOWE AND JENNIFER L. HOWE.

Witness my hand and official seal, this the 8th of August, 2016.

Megan Paulus
Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066

True Copy Certification

I, Kristen Traini, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Darlene K. Suhrbier, a notary public for this county and state, Kristen Traini who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-27-19

Notary' Seal (if on paper)

DARLENE K. SUHRBIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY