# WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160097277 DEEDWARR
Recvd: 11/03/16 09:13 2 pgs
Fees: 13.00 Taxes: 899.10

20161103-0116254

DAVIDSON COUNTY NOTARY PUBLIC TENNESSEE STATE OF BENJAMIN SEAMON

State of Tennessee
County of _____

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $243,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of October, 2016

Notary Public

MY COMMISSION EXPIRES: 9-10-2018

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Singudasu Nikhil | Singudasu Nikhil | 086-08-0-A-064.00 CO |
| (NAME) | (NAME) | |
| 2309 Willesden Green Ct. | 2309 Willesden Green Ct | |
| (ADDRESS) | (ADDRESS) | |
| Hermitage, TN 37076 | Hermitage TN 37076 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, WE, **Joshua L. Howard and MacKenzie Howard also known as Mackenzie Howard, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Singudasu Nikhil and Maria G. Contreras, husband and wife,** 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. 439 on the Plan of Phase III-A, Camden Woods, as of record in Book 7900, page 571, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Joshua L. Howard and Mackenzie Howard, husband and wife, by Warranty Deed from Nicole R. Belsante, now known as Nicole R. Belsante Smallwood, married, joined by spouse, Christopher H. Smallwood, dated October 24, 2014, of record in Instrument No. 20141028-0099210, Register's Office for Davidson County, Tennessee.

**This conveyance is subject to the following: Taxes for the year 2016, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Book 7900, page 571; restrictions of record in Book 7620, page 561; Book 7657, page 580; Book 7675, page 926; Book 9036, page 329; Book 9231, page 737; Instrument No. 20080924-0096976, Instrument No. 20120904-0079787 and Instrument No. 20120904-0079788; By-Laws of record in Book 7620, page 583; Articles of Incorporation/ Charter of record in Book 7661, page 32; Easement for sanitary sewers and/or storm drainage of record in Book 7640, page 534; Quitclaim Deed to Homeowners Association for common space of record in Book 7783, page 585; all of record in the Register's Office for Davidson County, Tennessee.**

unimproved ☐

This is improved ☑ property, known as 2309 Willesden Green Ct., Hermitage, TN 37076
(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 our hands this 28th day of October, 2016.

Joshua L. Howard

MacKenzie Howard

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Joshua L. Howard and MacKenzie Howard, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 28th day of October, 2016.

Notary Public
My Commission Expires: _____

File No.: 23894

Melanie D. DuRard
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires January 21, 2018