This instrument was prepared by:
DLO TITLE, LLC
256 Seaboard Lane Suite F-103
Franklin, TN 37067
2016110027

BILL GARRETT, Davidson County
Trans:T20160111179 DEEDWARR
Recvd: 12/19/16 10:30 2 pgs
Fees:13.00 Taxes:1043.40
20161219-0132752

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, is $282,000.00

Sworn to and subscribed before me this 16th day of December, 2016.

R. MARK DOUGALL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-14-2019

Affiant

Notary Public

Address of New Owner:
David Avent Howe, Sr.
40 Abingdon Court
Brentwood, TN 37027

Send Tax Bills to:
New Owner

Map-Parcel Numbers:
171-030B-143.00-CO

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Katherine E. Almond, unmarried** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **David Avent Howe, Sr. and wife, Airin Augsburg Kemp** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 59 on the Plan of Phase One, Section Three, Townhomes of Fredericksburg, R20 Residential P.U.D., of record in Plat Book 9700, Page 485, 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 Katherine E. Almond by Warranty deed from John C. Waggoner and wife, Stacy L. Waggoner of record in Instrument No. 20110705-0051231 Register's Office for Davidson County, Tennessee, dated July 1, 2011 and recorded on July 05, 2011. (Value of consideration shown in aforementioned deed $223,000.00.)

Being also known as 641 Old Hickory Boulevard #59 Brentwood, Tennessee 37027.

This is improved property known as **641 Old Hickory Boulevard #59, Brentwood, TN 37027.**

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __x__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS my hand, this 16th day of December, 2016.

Katherine E. Almond

Katherine E. Almond

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Katherine E. Almond, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of December, 2016.

Notary Public

