BILL GARRETT, Davidson County
Trans: T20170010048 DEEDWARR
Recvd: 02/02/17 13:42 2 pgs
Fees: 13.00 Taxes: 758.50
20170202-0011411

Record

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 31st day of January, 2017, by and between Reginald Howard, a married man, party of the first part, and Myetta N Mansfield, an unmarried woman, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 30, on the Final Plat The Fields of Brick Church, of record in Instrument No. 20040604-0065967, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said land.

Being all or part of the same property conveyed to Reginald Howard by virtue of that certain Quit Claim Deed dated August 5, 2016, and being of record at Instrument No. 20160816-0085534 in the Register's Office of Davidson County, Tennessee.

Being previously conveyed to The DOT Trust by virtue of that certain Warranty Deed dated April 14, 2016, at Instrument No. 20160418-0037025 in the amount of $22,500.00 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Frederick Scott Williams by virtue of Warranty Deed dated November 5, 2004 at Instrument No. 20041124-0141050 in the said Register's Office.

Seller warrants that this property is not his primary residence, and that the said property has been used for investment purposes only.

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), her heirs and assigns forever; and I do covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2017 Davidson County real property taxes, being a lien not yet due and payable and subject to all easements and restrictions of record; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), her heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Reginald Howard

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Reginald Howard, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 31st day of January, 2017.

Notary Public

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

My Commission Expires: 9-25-2019

Property Owner & Address:	Myetta N Mansfield 1568 Brick Drive Nashville, TN 37207
Tax Parcel No	041140A03000CO
Property Address:	1568 Brick Drive Nashville, TN 37207
MAIL TAX BILLS TO:	Owner at Owner's Address

STATE OF Tennessee
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $205,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 31st day of January, 2017.

Notary Public

My Commission Expires: 9-25-2019

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019