(1)

BILL GARRETT, Davidson County
Trans:T20170017661 DEEDWARR
Recvd: 03/01/17 11:16 2 pgs
Fees:13.00 Taxes:1498.50
20170301-0020185

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 27th day of February, 2017, by and between Gwendolyn J. Street, Executrix, of The Estate of Patricia Ann Howse, Davidson County Probate Docket No. 17P107, and Gwendolyn J Street, Trustee, of The Patricia Ann Howse Testamentary Trust Established by Last Will and Testament dated August 4, 1997, party of the first part, and Daniel R Green, a married man, 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:

Being Lot No. 2 on the Plan of the Resubdivision of part of Lots 2 thru 10, Cotten and Moore's Subdivision, as of record in Book 4350, Page 167, Register's Office for Davidson County, Tennessee.

Said Lot No. 2 fronts 54.6 feet on the southerly side of Edgehill Avenue and extends back between parallel lines, 129.9 feet to an alley.

Being all or part of the same property conveyed to Robert E. Howse and Patricia Y. House by virtue of that certain Quit Claim Deed dated July 17, 1992, and being of record at Instrument No. Book 8681, Page 735 in the Register's Office of Davidson County, Tennessee.

Robert E. Howse and Patricia Y. House were tenants by the entirety uninterrupted until the death of Robert E. Howse on May 12, 1997. Patricia Y. Howse remained as the surviving tenant by the entirety until she died testate on December 16, 2016. Her will has been probated in the Probate Court of Davidson County, Tennessee at Docket No. 17P107.

**Patricia Y. Howse and Patricia Ann Howse are one and the same. **

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 year 2017 Davidson County real property taxes, being a lien not yet due and payable and restrictions at Plat Book 4350, Page 167 in said Register's Office, Tennessee; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their 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.

Gwendolyn J Street Executor
Gwendolyn J Street, Executor

Gwendolyn J Street Trustee
Gwendolyn J Street, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Gwendolyn J. Street, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged herself to be the Executor of ESTATE OF PATRICIA Y. HOWSE, the within named barganor, an Estate, and that Gwendolyn J. Street, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said Estate for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of February, 2017.

Notary Public MWhite

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Gwendolyn J. Street, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged herself to be the Trustee of The Patricia Ann Howse Testamentary Trust Established by Last Will and Testament dated August 4,1997, the within named barganor, a Trust, and that Gwendolyn J. Street, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said Trust for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of February, 2017.

Notary Public _____

My Commission Expires: 7.3.17



Property Owner & Address: Daniel R Green

Tax Parcel No 10501024700

Property Address: 1413 Edgehill Ave
Nashville, TN 37212

MAIL TAX BILLS TO: New Owner
Daniel R. Green
5817 Petersburg Cn.
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

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 $405,000.00 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 27th day of February, 2017.

_____
Notary Public

My Commission Expires: _____

