THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 170311121** BILL GARRETT, Davidson County Trans:T20170031492 DEEDWARR Recvd: 04/17/17 08:38 2 pgs Fees:13.00 Taxes:962.00 20170417-0036512	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $260,000.00 Affiant Subscribed and sworn to before me, this 13th day of April, 2017. Notary Public My Commission Expires: JONATHAN B. HARRIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires MAR 10, 2019

WARRANTY DEED

Address New Owner: Christopher Watson 2712 Western Hills Drive Nashville TN 37214-1318	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 062-15-022.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Shirley S. Howell and Todd S. Howell, both unmarried** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Christopher Watson, single man**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 112 on the Plan of Sutherland Heights, Section 3, of record in Book 2663, Page 117, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to Shirley S. Howell and Todd S. Howell, both unmarried by Warranty Deed from Millard M. Brown, Jr. and wife, Barbra Ann Brown, recorded on the 28th day of February, 2002 in Instrument No. 20020228-0025755, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SUTHERLAND HEIGHTS, SECTION 3, as recorded in Plat Book 2663, Page(s) 117.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 2859, Page 57.

This is improved property located at 2712 Western Hills Drive Nashville, TN 37214-1318.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of April, 2017.

Shirley S. Howell

Todd S. Howell
By: Shirley S. Howell, 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, **Shirley S. Howell,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Attorney-in-fact for Todd S. Howell,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 13th day of April 2017.

Notary Public

My Commission Expires: _____

JONATHAN B. HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 10, 2019