Davidson County	DEEDWARR
Recvd: 04/25/17 14:55	3 pgs
Fees:18.00 Taxes:2216.30	
20170425-0040610	

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170311229**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ Williamson) The actual consideration or value, whichever is greater, for this transfer is: $599,000.00. Affiant Subscribed and sworn to before me, this 24th day of April, 2017. Notary Public My Commission Expires: 3/26/18

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Granville G. Howerton and Ginger M. Howerton 5621 Montelle Lane Nashville TN 37211	New Owner	Tax Parcel ID No. 161-14-0D-003.00 CO

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, **Dennis R. Grisham and Jennifer M. Grisham, husband and wife** ("Grantors"), have this day bargained and sold, and does hereby transfer and convey to **Granville Gene Howerton and Ginger M. Howerton, husband and wife**, ("Grantees"), their, 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(s) 3, as shown on the map entitled Ashley Park, a Planned Unit Development, of record in Plat Book 9700, page 823, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to DENNIS R. GRISHAM, by deed from BRENT SELLERS BUILDERS, INC., A TENNESSEE CORPORATION, of record in Instrument No. 20010108-0002454, dated December 29, 2000, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2017 and subsequent years for Map-Par. 161-14-0D-003.00 CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 9700, page 823, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 11154, page 822, said Register's Office.

This is improved property located at 5621 Montelle Lane Nashville TN 37211

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 Grantors covenants that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantors further covenant and bind their, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their, 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, Grantors have executed this instrument on this 24th day of April, 2017.

Dennis R. Grisham

Jennifer M. Grisham

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Dennis R. Grisham and Jennifer M. Grisham, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of April, 2017.

JAMES T. HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 3, 2017

Notary Public

My Commission Expires: _____

CERTIFICATE OF AUTHENTICITY

I, Kathleen Hale McClellan, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kathleen Hale McClellan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before, Alice J. Stewart, a Notary Public for this County and State, Kathleen Hale McClellan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 4/11/2020

Alice J. Stewart

