BILL GARRETT, Davidson County
Trans:T20170037339 DEEDWARR
Recvd: 05/03/17 11:09 2 pgs
Fees:13.00 Taxes:1036.00
20170503-0043537

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr., Suite 290
Brentwood, TN 37027

RETURN TO:
Banker's Title & Escrow
3310 West End
Suite 540
Nashville,TN 37203

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Affiant

KIM MURRAY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1st day of May, 2017

Notary Public
Commission Expires: 3/25/19

Address of New Owner	Send Tax Bills To:	Map & Parcel
John Howell 8644 Sawyer Brown Road Nashville, TN 37221	NEW OWNER	142-13-0C-117.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Michael B. Mudd and wife, Robin L. Mudd

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John Howell and Charlene Franklin-Howell, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Unit No. 8644, together with the carport designated No. 8644-C, in River Plantation, Section Eleven, Phase 3, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Eleven, Phase 3, a Condominium Apartments, recorded in Book 9700, Pages 835 and 836, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 10628, Page 661, and annexation document of record in Book 11332, Page 184, Register's Office for Davidson County, Tennessee, and Plat Book 9700, Page 835 and 836, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of river plantation, Section Eleven, Phase 3, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 10628, Page 661, and Plat in Book 9700, Page 482, et. seq., Register's Office for Davidson County, Tennessee, as applied to Section Eleven, Phase 1A, by Annexation document of record in Book 11029, Page 592, and Plat Book 9700, Page 694; Section Eleven, Phase 2, by annexation document of record in Book 11156, Page 361, and Plat Book 9700, Page 748; Section Eleven, Phase 3, by annexation document of record in Book 11332, Page 184, and Plat Book 9700, Page 835; and Section Eleven, Phase 4, by annexation document of record in Book 11432, Page 903, and Plat Book 9700, Pages 884 and 885, and Book 11684, Page 675, said Register's Office, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Michael B. Mudd and wife, Robin L. Mudd by Warranty deed from R.A. Story and wife, Suzanne Story of record in Instrument No. 20120725-0065421 Register's Office for Davidson County, Tennessee, dated July 16, 2012 and recorded on July 25, 2012. (Value of consideration shown in aforementioned deed $174,900.00.) Being also known as 8644 Sawyer Brown Road Nashville, Tennessee 37221.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 8644 Sawyer Brown Road, Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 1st day of May, 2017.

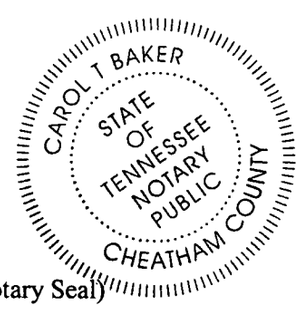
Michael B. Mudd

Robin L. Mudd

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Michael B. Mudd and wife, Robin L. Mudd** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 1st day of May, 2017.



(Notary Seal)

Notary Public
My Commission Expires: 3/31/24