GSRM
Box 44

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 170511907

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $672,500.00.

Sharon D Muller
Affiant

Subscribed and sworn to before me, this 23rd day of May, 2017.

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

J L Hall
Notary Public
My Commission Expires: 10-14-2019

BILL GARRETT, Davidson County
Trans: T20170043877 DEEDWARR
Recvd: 05/23/17 15:15 2 pgs
Fees: 13.00 Taxes: 2488.25
20170523-0051298

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Michael T. Howe and Gina Piccalo Howe 6009 SHERWOOD DR Nashville TN 37215-5734	New Owner	Tax Parcel ID No. 158-04-0-005.00

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, **Joseph W. Huston III and Sally Ann Huston, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael T. Howe and Gina Piccalo Howe, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 467 on the Plan of Hillsboro Park, Section 6, as of record in Book 2663, Page 95, Register's Office for Davidson County, Tennessee.

Said Lot No. 467 fronts 196.0 feet on the Northerly side of Sherwood Drive and extends back 334.2 feet on the Westerly line and 362.0 feet on the Easterly line to a dead line measuring 188.9 feet thereon.

Being the same property conveyed to Joseph W. Huston, III and wife Sally Ann Huston by Warranty Deed from Jack Throck Watson and wife Judith Ann Watson, recorded on the 28th day of July, 1980 in Deed Book 5629, Page 258, 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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HILLSBORO PARK, SECTION 6, as recorded in Plat Book 2663, Page(s) 95.

Easement for the flow of the water of Otter Creek and the rights of the public therein.

Rights of upper and lower riparian owners to the flow of the water of Otter Creek, free from diminution or pollution.

Title to that portion of the land lying below the ordinary low water mark of Otter Creek.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 7225, Page 279.

This is improved property located at 6009 SHERWOOD DR Nashville TN 37215-5734

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 23rd day of May, 2017.

Sally Huston

Joseph Huston

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Sally Huston and Joseph Huston, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of May, 2017.

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018