RECORD & RETURN TO:
Midtown Title of Murfreesboro
1639 Medical Center Pkwy., Ste. 101
Murfreesboro, TN 37129
File No.: M176203

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 282,000.00

Rachel Odom
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of May, 2017

Amanda Vaughn
Notary Public:

MY COMMISSION EXPIRES: 5/5/2020
(AFFIX SEAL)

DAVIDSON COUNTY AMANDA VAUGHN Notary Public State of Tennessee

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Allison Howell	CMG Mortgage, Inc.	Parcel ID:
105 Oak Hollow	3160 Crow Canyon Rd., Ste. 400	086040A02600CO
Hermitage, TN 37076	San Ramon, CA 94583	

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, we

Kimberly D. Franklin and husband, David A. Franklin

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Allison Howell and Tripp Howell, wife and husband *
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:

Being Lot No. 23 on the Plan of Oakcrest, Phase 1B, of record in Plat Book 6900, Page 385, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Kimberly D. Franklin and David A. Franklin by deed from Donald B. Ingram and Patti G. Ingram, of record in Instrument 20060403-0037286, dated March 31, 2006, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 7308, Page 874 and Book 8277, Page 830, Register's Office for said County.

This conveyance is made subject to: (1) 2017 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6900, Page 385, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 105 Oak Hollow, Hermitage, TN 37076

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

*Note: Tripp Howell is also known as James Robert Howell, 3rd

BILL GARRETT, Davidson County
Trans: T20170045554 DEEDWARR
Recvd: 05/30/17 12:01 2 pgs
Fees: 13.00 Taxes: 1043.40
20170530-0053351

Witness our hands this 24th day of May, 2017.

Kimberly D. Franklin

David A. Franklin

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kimberly D. Franklin and David A. Franklin, 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 Nashville, Tennessee, this 24th day of May, 2017.

My Commission Expires: 3/5/20

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.