BILL GARRETT, Davidson County
Trans:T20170045576 DEEDWARR
Recvd: 05/30/17 12:33 2 pgs
Fees:13.00 Taxes:1239.50
20170530-0053374

THIS INSTRUMENT PREPARED BY: WESLEY D. TURNER **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994 DANIEL HEARD NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires AUG. 4, 2020	STATE OF TENNESSEE) COUNTY OF Williamson The actual consideration or value, whichever is greater, for this transfer is $335,000.00. Affiant Subscribed and sworn to before me, this 26th day of May, 2017. Notary Public My Commission Expires: 8.4.20

Address New Owner As Follows:
Marcella J. Johnson, et vir
7034 Northridge Drive
Nashville, TN 37221

Send Tax Bills To:
Same

Map-Parcel Number:
142-13-0A-021.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **WILLIAM L. HOWSE, III AND WIFE, ANNETTE C. HOWSE**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **MARCELLA J. JOHNSON AND REGINALDO G. SHERAN, WIFE AND HUSBAND**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 21, as shown on the map entitled Riverside Phase 1A, of record in Plat Book 6050, page 440, 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 William L. Howse, III and wife, Annette C. Howse, by deed from Ione M. Malcom and Louise Ann Malcom, both unmarried, of record in Instrument No. 20010328-0029893, dated March 26, 2001, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2017 County taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Plat Book 6050, page 440, Register's Office for Davidson County, Tennessee.

3. 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 7185, page 619, Book 7405, page 780, Book 8136, page 79, Book 11063, page 996, and amendment in Instrument No. 20040419-0044162, Register's Office for Davidson County, Tennessee.

4. Easement of record in Book 6972, pages 45, Register's Office for Davidson County, Tennessee.

5. Easement for Ingress and Egress of record in Book 7103, page 48, Register's Office for Davidson County, Tennessee.

6. Easement to Harpeth Valley Utility District of record in Book 6972, pages 275, Book 6970, page 278, Book 6970, page 281 and Book 7803, page 642, Register's Office for Davidson County, Tennessee.

7. Rights of others in and to the use of the common areas/elements.

This is improved property known as: **7034 Northridge Drive, 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 Grantors covenant with the said Grantees that they 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 further covenant and bind themselves, their heirs and assigns, 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.

WITNESS my hand this 26th day of May, 2017.

William L. Howse, III

Annette C. Howse

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William L. Howse, III and Annette C. Howse, the within named bargainor, 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 26th day of May, 2017.

(Seal)

WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 2, 2018

Notary Public

My Commission Expires: _____