WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 9, 2018

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of June, 2017

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Blvd, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jennifer R. Vines	SWBC MORTGAGE CORP	050 04 0 006.00
(NAME)	(NAME)	
1120 Due West Ave. N	9311 SAN PEDRO #100	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	SAN ANTONIO, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans: T20170055487 DEEDWARR
Recvd: 06/28/17 15:54 2 pgs
Fees: 13.00 Taxes: 795.50

20170628-0065265

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Fred L. Howell Jr., a married man,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jennifer R. Vines, a single woman,** 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. 1 on the Map of Due West Valley Acres, not of record, in the 11th Civil District of Davidson County, Tennessee, described according to a copy of a survey thereof made by H. R. Swann, Jr., Surveyor, dated April 20, 1947, as follows:

BEGINNING at a point in the north margin of Due West Avenue, 655.97 feet east of the easterly margin of Dickerson Pike; thence northerly 540.6 feet to a point; thence easterly 100 feet to the corner of lot Nos. 1 and 2; thence with the line between said lots, southerly 540.6 feet to the north margin of Due West Avenue; thence with the margin of the same, westerly 100 feet to the beginning.

BEING the same property conveyed to Fred L. Howell, Jr. by Warranty Deed from Bobbie Ann Law and Gloria Dean Taylor, being all of the heirs of Dimple L. Law, deceased, dated 6/2/16 and recorded 6/8/16 in Instrument Number 20160608-0057646, Register's Office for Davidson County, Tennessee. See also Affidavit of Heirship recorded 12/10/15 in Instrument Number 20151210-0124344, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

The 2016 taxes have been paid by the Grantor and the 2017 taxes have been prorated between the Grantor and the Grantee. All future taxes will be assumed by the Grantee herein.

Subject to any and all existing easements and/or restrictions of record.

unimproved ☐

This is improved ☑ property, known as 1120 Due West Ave. N, Madison, TN 37115

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Witness my/our hands this 22nd day of June, 2017.

Fred L. Howell Jr.

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Fred L. Howell Jr., the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence,, and who acknowledged that he executed the within instrument for purposes therein contained.

WITNESS my hand and seal this 22nd day of June, 2017.

Notary Public
My Commission Expires: _____

File No.: 20171599

