BILL GARRETT, Davidson County
Trans:T20170062570 DEEDWARR
Recvd: 07/21/17 09:56 2 pgs
Fees:13.00 Taxes:1942.50
20170721-0073829

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000.00

Affiant

Subscribed and sworn to before me, this 20TH DAY OF JULY, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MARY BIRTHRIGHT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-20-2019

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP/PARCEL NUMBER
Ramiro Reyes, married and Aurelio Reyes, unmarried	Ramiro Reyes (NAME)	
202 Promontory Way (ADDRESS)	202 Promontory Way (ADDRESS)	034-02-0-085.00
Hendersonville, TN 37075 (CITY) (STATE) (ZIP)	Hendersonville, TN 37075 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Juanita B. Howell, William H. Howell, Jr., and Gwynn D. Howell, as Co-Trustees of Trust A created under the Will of William H. (Billy) Howell, Sr., hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Ramiro Reyes, married and Aurelio Reyes, unmarried, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN THE 10TH CIVIL DISTRICT, DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 2 OF SHONEY'S PARGOS SUBDIVISION, OF RECORD IN PLAT BOOK 6900, PAGE 178, REGISTER'S OFFICE FOR SAID COUNTY,TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO JUANITA B. HOWELL, WILLIAM H. HOWELL, JR. AND GWYNN D. HOWELL, AS CO-TRUSTEES OF TRUST A CREATED UNDER THE WILL OF WILLIAM H. (BILLY) HOWELL, SR. BY QUITCLAIM DEED FROM JUANITA B. HOWELL, IN HER CAPACITY AS EXECUTRIX OF THE ESTATE OF WILLIAM H. (BILLY) HOWELL SR., OF RECORD IN INSTRUMENT NO. 20131107-0115735, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED NOVEMBER 05, 2013 AND RECORDED ON NOVEMBER 07, 2013, AS CORRECTED BY SCRIVENER'S AFFIDAVIT RECORDED ON DECEMBER 13, 2013 IN INSTRUMENT NO. 20131213-0126288, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2017 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 277 Gleaves Street, Madison, TN 37115-2155
(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.

WARRANTY DEED
(Continued)

Witness my/our hand(s) this 20th day of July, 2017.

Juanita B. Howell, Co-Trustee

William H. Howell, Jr., Co-Trustee

Gwynn D. Howell, Co-Trustee

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 Juanita B. Howell, William H. Howell, Jr. and Gwynn D. Howell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged themsleves as Co-Trustee's of Trust A created under the last Will and Testament of William H. (Billy) Howell, Sr. Trust, and in their capacity as such Co- Trustee's, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at office, on this the 20th day of June, 2017.

Notary Public

My Commission Expires:



RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072