WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/22/17 09:12 2 pgs
Fees:13.00 Taxes:488.40
20170822-0085932

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$132,000.00**

Affiant

Subscribed and sworn to before me this 4th day of August, 2017

Notary Public
My Commission expires: 5-3-2021
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Steve Howell	SAME	148-01-0-067.00
2602 Lord St. Murfreesboro, TN 37129		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Patsy J. Martin**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Steve Howell and wife, Teresas Howell**, and **Nicholas Howell**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 210 on Plan of Hillbrook, Section II, a plan of which is of record in Book 3300, Page 12, said Register's Office.

Said Lot No. 210 fronts 71 feet on the south side of Lucky Drive and runs back 128.4 feet on the westerly line and 157.3 feet on the easterly line to a dead line in the rear on which it measures 100 feet.

Being the same property conveyed to Louise K. Walker and Patsy J. Martin, both married from Kathleen B. Yates Kirkpatrick, having since married (F.W.R. Kirkpatrick) by Warranty Deed on June 19, 1984, of record in Book 6320, Page 933, Register's Office for Davidson County, Tennessee. Further conveyed to Patsy J. Martin from Louise K. Walker by Quitclaim Deed on January 31, 1992, of record in Book 8567, Page 494, Register's Office for Davidson County, Tennessee. Patsy J. Martin and Patsy J. Apple one and the same person.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 in the estimated amount of $1,299.48 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 148-01-0-067.00, which are not due until 10/1/2017.
- Subject to all matters as shown on the Plan of record in Plat Book 3300, Page 12, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 3277, Page 482 and Book 3286, Page 375, Register's Office for Davidson County, Tennessee.

This is improved property known as: **217 Lucky Drive, Nashville, TN 37211**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this August 4, 2017.

Patsy J. Apple

Patsy J. Apple

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Patsy J. ~~Martin~~ Apple** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained. Patsy J. Apple

WITNESS my hand and Official Seal at office this August 4, 2017

My commission expires 5-3-2021

Julie Coone

Notary Public

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Julie Coone

Notary's Signature

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

My commission expires: 5-3-2021