# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170076251 DEEDWARR
Recvd: 08/31/17 10:24 2 pgs
Fees:13.00 Taxes:740.00
20170831-0089569

TRACEY PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Jennifer Welch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30 day of August, 2017.

Tracey Perry
Notary Public

MY COMMISSION EXPIRES: 1-8-19
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO(S). |
|---|---|---|
| John F. Howell, Jr. and Charlene F. Howell | New Owner | 128 13 0A 413.00 |
| (NAME) | (NAME) | |
| 413 Westfield Drive | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37221 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Two Hundred Thousand And No/100 Dollars ($200,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Kay W. Rowland, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **John F. Howell, Jr. and Charlene F. Howell, husband and wife**, 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:

Land in Davidson County, Tennessee, being Unit No. 413, together with the appurtenant interest in the common elements of The Westfield Condominiums (formerly The Hamlet Condominiums), a horizontal property regime established by a Master Deed and By-Laws, of record in Book 6678, Page 771, amended in Book 6736, Page 110, Book 6801, Page 962, Book 6831, Page 982, and Book 7271, Page 256, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "D" to the aforementioned Master Deed and being located upon Not No. 1 on the Plan of The Hamlet, of record in Plat Book 6250, Page 748, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Eiichi Ii and wife, Izumi Ii by Warranty Deed from Carter Hassebroek and Katherine Hassebroek, husband and wife dated January 26, 2006 and recorded February 01, 2006 as Instrument No. 20060201-0012575, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Kay W. Rowland, single woman by Warranty Deed from Eiichi Ii and wife, Izumi Ii dated June 30, 2016 and recorded July 18, 2016 as Instrument No. 20160718-0073272, in said Register's Office for Davidson County, Tennessee.

File Number: GRN-173735SSO

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 413 Westfield 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 we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 our hands this 30 day of August, 2017

Kay Rowland
Kay W. Rowland

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Kay W. Rowland, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of August, 2017.

Notary Public

My Commission Expires: _____

(SEAL)

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires
July 6, 2020

File Number: GRN-173735SSO