This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $157,500.00.

Affiant

Subscribed and sworn before me this the 31st day of August, 2017.

Notary Public
My commission expires: 1/17/21

BILL GARRETT, Davidson County
Trans:T20170077311 DEEDWARR
Recvd: 09/05/17 10:01 2 pgs
Fees:13.00 Taxes:582.75
20170905-0090778

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Phillip A. Howard	Farmington Mortgage	148-12-0 009.00
4703 Lori Drive	2002 Richard Jones Road Ste.: 300A	
Antioch, TN 37013	Nashville, TN 37215	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, DANNY LYNN HOWARD, DAVID LESLIE HOWARD AND LARRY EUGENE HOWARD, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to PHILLIP A. HOWARD AND CAITLIN R. HOWARD, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 33 on the Plan of Lori Heights, as of record in Book 3106, page 123, Register's Office for said County.

Said lot fronts 66.21 feet on the westerly side of Lori Drive and runs back 212.08 feet on the north line and 196.3 feet on the south line to a dead line in the rear on which it measures 98.39 feet.

Being the same property conveyed to Hazel S. Howard and wife, Bobbie L. Howard, by deed from A.S. Rader and wife, Mary Ellen Rader, dated 08/27/1964, of record in Book 3806, page 929, said Register's Office.

The said Hazel S. Howard being one and the same as Haze Hugh Howard. The said Haze Hugh Howard died on May 16, 2006, leaving the said property to the said Bobbie L. Howard by tenancy by the entirety. The said Bobbie L. Howard died on August 27, 2016, leaving the said Grantors as residual beneficiaries pursuant to the Last Will and Testament of Bobbie Lois Howard and further referenced by Probate Docket No. 16P1757, Probate Court for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 4703 Lori Drive, Antioch, TN 37013.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

DLH

Witness my hand this the 31st day of August, 2017.

Danny Lynn Howard

Danny Lynn Howard

David Leslie Howard

David Leslie Howard

Larry Eugene Howard

Larry Eugene Howard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Danny Lynn Howard and David Leslie Howard, and Larry Eugene Howard, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of August, 2017.

My commission expires:

1/17/21

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY