Bill Garrett Davidson County
Batch# 9562 DEEDWARR
10/09/2017 10:13:25 AM 3 pgs
Fees: $18.00 Taxes: $555.00
20171009-0103181

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

Subscribed and sworn to before me, this 6TH DAY OF OCTOBER, 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 NUMBERS
Ramiro Reyes and Aurelio Reyes	Ramiro Reyes and Aurelio Reyes (NAME)	
202 Promontory Way (ADDRESS)	202 Promontory Way (ADDRESS)	034-02-0-092.00
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 B under the Last Will and Testament 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 and Aurelio Reyes, 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 OF DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 5 ON THE MAP OF GEORGE P. HOWELL SUBDIVISION, SECTION 5, OF RECORD IN PLAT BOOK 4955, PAGE 66, AND ON SECTION 5 REVISED OF RECORD IN PLAT BOOK 5210, PAGE 11, REGISTER'S OFFICE FOR SAID COUNTY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY MARGIN OF GLANCY STREET, THE SAME BEING LOCATED SOUTH 67 DEGREES 38' WEST AND 65 FEET FROM THE NORTHWEST CORNER OF LOT NO. 1 ON THE MAP OF GEORGE P. HOWELL SUBDIVISION, SECTION 3, OF RECORD IN PLAT BOOK 4660, PAGE 161, SAID REGISTER'S OFFICE; THENCE LEAVING GLANCY STREET AND FOLLOWING THE COMMON LINE DIVIDING THIS TRACT AND LOT NO. 2, OF SECTION 3, OF GEORGE P. HOWELL SUBDIVISION, RECORDED IN PLAT BOOK 4660, PAGE 161, AS BEFORE-MENTIONED, SOUTH 13 DEGREES 33' EAST 114.65 FEET TO A POINT; THENCE SOUTH 72 DEGREES 24' WEST 15.03 FEET TO A POINT; THENCE SOUTH 60 DEGREES 21' WEST 87.25 FEET TO A POINT; THENCE NORTH 13 DEGREES 38' WEST 124.63 FEET TO A POINT ON THE SOUTHERLY MARGIN OF GLANCY STREET; THENCE WITH THE MARGIN OF SAME NORTH 67 DEGREES 38' EAST 100 FEET, TO THE POINT OF BEGINNING.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO GEO. P. HOWELL BY WARRANTY DEED FROM IDABELLE QUINN, DATED SEPTEMBER 11, 1946 AND RECORDED SEPTEMBER 13, 1946, OF RECORD IN BOOK 1417, PAGE 154; AND FURTHER BEING A PORTION OF THE SAME PROPERTY CONVEYED TO CLEORA B. HOWELL, AS TO AN UNDIVIDED 25% INTEREST, AND JUANITA B. HOWELL, EXECUTRIX OF THE ESTATE OF WILLIAM H. (BILLY) HOWELL, SR., AS TO AN UNDIVIDED 75% INTEREST, BY QUITCLAIM DEED FROM CLEORA B. HOWELL, INDIVIDUALLY, AS THE WIDOW OF GEORGE P. HOWELL, DECEASED, AND CLEORA B. HOWELL, AS PARTNER IN GEO. P. HOWELL & SON COMPANY, A PARTNERSHIP; JUANITA B. HOWELL, INDIVIDUALLY, AS THE WIDOW OF WILLIAM H. (BILLY) HOWELL, SR., DECEASED, AS PARTNER IN GEO. P. HOWELL & SON COMPANY, A PARTNERSHIP AND AS EXECUTRIX OF THE ESTATE OF WILLIAM H. (BILLY) HOWELL, SR., BILLY HUGH HOWELL, JR., INDIVIDUALLY; AND GWYNN D. HOWELL, INDIVIDUALLY, OF RECORD IN BOOK 6088, PAGE 283, IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE. GEORGE P. HOWELL DIED IN 1958 LEAVING HIS WIDOW, CLEORA B. HOWELL AND SON WILLIAM H. (BILLY) HOWELL, SR. WILLIAM H. (BILLY) HOWELL, SR. DIED ON JUNE 14, 1979, LEAVING WIFE, JUANITA B. HOWELL, EXECUTRIX OF HIS ESTATE AND TWO SONS, BILLY HUGH HOWELL, JR. AND GWYNN D. HOWELL. AND FURTHER BEING A PORTION OF THE SAME PROPERTY CONVEYED TO JUANITA B. HOWELL, EXECUTRIX OF THE ESTATE OF WILLIAM H. (BILLY) HOWELL, SR. BY QUITCLAIM DEED FROM CLEORA B. HOWELL, AS TO AN UNDIVIDED 25% INTEREST, OF RECORD IN BOOK 6307, PAGE 599; AND FURTHER 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 B CREATED UNDER THE WILL OF WILLIAM H. (BILLY) HOWELL, SR. BY QUITCLAIM DEED FROM JUANITA B. HOWELL, EXECUTRIX OF THE ESTATE OF WILLIAM H. (BILLY) HOWELL, SR., OF RECORD IN INSTRUMENT NO. 20131107-0115736, IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

WARRANTY DEED
(Continued)

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS.

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

unimproved (X)
This is improved ( ) property, known as 102 Glancy Street, Goodlettsville, TN 37072
(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 hand(s) this 6th day of October, 2017.

Juanita B. Howell, William H. Howell, Jr. and Gwynn D. Howell, Co-trustees of Trust B, created under the Will of William H. (Billy) Howell

Juanita B. Howell, Co-Trustee

William H. Howell, Jr., Co-Trustee

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 B 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 6th day of October, 2017.

Notary Public

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

My Commission Expires:

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

Report

CERTIFICATION FOR NO INFORMATION REPORTING ON THE SALE OR EXCHANGE OF A PRINCIPAL RESIDENCE

This form may be completed by the Seller of a principal residence. This information is necessary to determine whether the sale or exchange should be reported to the Seller, and to the Internal Revenue Service on Form 1099-S, Proceeds from Real Estate Transactions. If the Seller properly completes Parts I and III, and makes a "yes" response to assurances (1) through (4) in Part II, no information reporting to the Seller or to the Internal Revenue Service will be required for that Seller. The term "seller" includes each owner of the residence that is sold or exchanged. Thus, if a residence has more than one owner, a real estate reporting person must either obtain a certification from each owner (whether married or not) or file an information return and furnish a payee statement for any owner that does not make the certification.

Part I - Seller Information:

1. Name: **Juanita B. Howell, William H. Howell, Jr. and Gwynn D. Howell, as Co-Trustees of Trust B under the Last Will and Testament of William H. (Billy) Howell, Sr.**

2. Address or legal description (including city, state and zip code) of residence being sold or exchanged: **102 Glancy Street, Goodlettsville, TN 37072**

3. Taxpayer Identification Number (TIN): **62-6176552**

4. Forwarding Address: **412 Gallatin Pike S, Madison, TN 37115**

Part II – Seller Assurance:

Check "True" or "False" for assurances (1) through (4)

True	False	
___	___	1. I owned and used the residence as my principal residence for periods aggregating 2 years or more during the 5 year period ending on the date of the sale or exchange of the residence.
___	___	2. I have not sold or exchanged another principal residence during the 2 year period ending on the date of the sale or exchange of the residence.
___	___	3. I (or my spouse or former spouse, if I was married at any time during the period beginning after May 6, 1997, and ending today) have not used any portion of the residence for business or rental purposes after May 6, 1997.
___	___	4. At least one of the following three statements apply:
___	___	a. The sale or exchange is of the entire residence for $250,000 or less.
		OR
___	___	b. I am married, the sale or exchange is of the entire residence for $500,000 or less, and the gain on the sale or exchange of the entire residence is $250,000 or less.
		OR
___	___	c. I am married, the sale or exchange is of the entire residence for $500,000 or less, and (1) I intend to file a joint return for the year of the sale or exchange, (2) my spouse also used the residence as his or her principal residence for periods aggregating 2 years or more during the 5 year period ending on the date of the sale or exchange of the residence, and (3) my spouse also has not sold or exchanged another principal residence during the 2 year period ending on the date of the sale or exchange of the residence (not taking into account any sale or exchange before May 7, 1997).
___	___	5. During the 5 year period ending on the date of the sale or exchange of the residence, I did not acquire the residence in an exchange to which Section 1031 of the Internal Revenue Code applies.
___	___	or ___ "not applicable"
		6. If my basis in the residence is determined by reference to the basis in the hands of a person who acquired the residence in an exchange to which Section 1031 applied more than 5 years prior to the date I sold or exchanged the residence.

Part III – Seller Certification:

Under penalties of perjury, I certify that all the above information is true and correct as of the end of the day of the sale or exchange.

SELLER(S)

Juanita B. Howell

William H. Howell, Jr.

Gwynn D. Howell

DATE: October 6, 2017

FILE # 17-5296