	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$214,000.00.** Affiant Subscribed and sworn to before me, this the 18th day of October, 2017. Notary Public My commission expires:_____ (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Vivian J. Howard	**NEW OWNER**	**149-03-0-035.00**
2522 Edge O Lake Drive		
Nashville, TN 37217		

Bill Garrett Davidson County
Batch# 15253 DEEDWARR
10/18/2017 04:10:30 PM 2 pgs
Fees: $13.00 Taxes: $791.80
20171018-0106921

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,
EJARTEX, LLC, A TEXAS LIMITED LIABILITY COMPANY
HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
VIVIAN J. HOWARD, AN UNMARRIED WOMAN
HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot(s) 445, as shown on the map entitled the Plan of Edge-O-Lake Estates, Section Six, of record in Plat Book 3700, page 15 and 16, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to EJARTEX, LLC, by deed from JAMES N. JOHNSON AND CHRISTINE JOHNSON, HUSBAND AND WIFE, of record in Instrument No. 20150212-0012952, dated February 11, 2015, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 2522 Edge O Lake Drive, Nashville, TN 37217.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 Grantee, his 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 17th day of October, 2017.

EJARTEX, LLC, A TEXAS LIMITED LIABILITY COMPANY

BY: _____
MOHAMED ASKER, ~~MANAGING MEMBER~~ AUTHORIZED AGENT

State of Michigan)

County of OAKLAND

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared MOHAMED ASKER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Managing Member of Ejartex, LLC, a Texas limited liability company, the within named bargainor, an LLC, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the LLC, as Managing Member.

Witness my hand, at office, this 17th day of October, 2017.

_____
Notary Public

My Commission Expires: Feb. 25, 2019

GAETANO DIBELLA
Notary Public - Michigan
Oakland County
My Commission Expires Feb 25, 2019
Acting in the County of OAKLAND

Certificate of Authenticity

I, Ashlee D Page, 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 Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham a notary public for this county and state, Ashlee D. Page who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

_____
Notary's Signature

My Commission Expires: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-25-2019