G#30201-2

WARRANTY DEED

State of Tennessee)
County of WILSON)

The actual consideration or value, whichever is greater, for this transfer is **$362,500.00.**

Affiant

Subscribed and sworn to before me, this the 17th day of November, 2017.

Notary Public

My commission expires: 9.16.2020

(AFFIX SEAL)

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Bill Garrett Davidson County
Batch# 29674 DEEDWARR
11/27/2017 11:20:36 AM 2 pgs
Fees: $13.00 Taxes: $1,341.25

20171127-0120548

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Monty L. Mitchell and Tracy R. Mitchell	**USAA Federal Savings Bank**	**161130B30100CO**
301 Shady Creek Lane	**10750 McDermott Freeway**	
Nashville, TN 37221	**San Antonio, TX 78288**	

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,

Paul W. Howell and Connie S. Howell, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Monty L. Mitchell and Tracy R. Mitchell, 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. 301 on the Plan of Creekside of Brentwood, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Amended and Restated Master Deed for Creekside of Brentwood, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20050204-0013611, and amended in Instrument No. 20050329-0034131, in Instrument No. 20050822-0100021, and in Instrument No. 20070622-0075126, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of Creekside of Brentwood, as shown on Exhibit "B" to the First Amendment to the Master Deed of record in Instrument No. 20050329-0034131 and the Plan of record in Instrument No. 20090730-0071237, said Register's Office, for a more complete identification and description of said unit.

BEING the same property conveyed to Paul W. Howell and Connie S. Howell, husband and wife, by Warranty Deed dated October 11, 2006, from Pulte Homes Tennessee, Limited Partnership, a Nevada limited partnership, of record in Instrument No. 20061016-0127897, Register's Office for Davidson County, Tennessee.

THIS instrument is being executed on behalf of Paul W. Howell and Connie S. Howell, husband and wife, pursuant to a Limited Power of Attorney executed by them on the 10th day of October, 2017, of record in Instrument No. 20171127-0120547, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan as shown on Exhibit "B" to the First Amendment to the Master Deed of record in Instrument No. 20050329-0034131 and the Plan of record in Instrument No. 20090730-0071237, Register's Office for Davidson County, Tennessee;

2) Amended and Restated Master Deed for Creekside of Brentwood, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20050204-0013611, and as amended in Instrument No. 20050329-0034131, in Instrument No. 20050822-0100021, and in Instrument No. 20070622-0075126, said Register's Office;

3) Access and Utility Easement of record in Instrument No. 20040305-0025839, said Register's Office;

4) Access and Grading Easement Agreement of record in Instrument No. 20040305-0025838, said Register's Office;

5) Drainage Easement, Stockpile, Buffer and Traffic Lights and Lanes Agreement of record in Instrument No. 20040305-0025834, said Register's Office;

6) Easements of record in Book 9444, Page 27, said Register's Office;

7) Sanitary Sewer and/or Storm Drainage Easement of record in Book 7250, Page 755, and in Book 7250, Page 758, discloses the existence of a 200-foot T.V.A. easement crossing the land, said Register's Office;

8) Agreement for Dedication of Easement Water Mains and Appurtenances of record in Book 6408, Page 486, said Register's Office;

9) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7250, Page 755, said Register's Office;

10) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7250, Page 758, said Register's Office;

11) Grant of Transmission Line Easement of record in Book 2436, Page 376, said Register's Office;

12) Charter of Creekside of Brentwood Homeowners Association, Inc., of record in Instrument No. 20041217-0150431, said Register's Office;

13) Conveyance of common areas to Creekside of Brentwood Homeowners Association, Inc., of record in Instrument No. 20080724-0075832, said Register's Office;

14) Easement for Sanitary Sewer and/or Storm Drainage of record in Instrument No. 20040720-0086492, Register's Office for Davidson County, Tennessee;

15) Site Lease and Ingress/Egress and Utility Easement to SBA Towers, Inc., of record in Instrument No. 20000403-0032883; access road and overhead utility lines serving leased area do not fall within recorded easement, having been assigned in Instrument No. 20000774-0069736; Amendment of Site Lease Agreement of record in Instrument No. 20040305-0025837, said Register's Office; and,

16) Taxes for the current year which have been prorated between the parties and were paid by the Grantors herein and the subsequent years, not yet due and payable.

This is improved property, known as: **301 Shady Creek Lane, 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 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 **17th** day of **November, 2017.**

Paul W. Howell BY Carl Wood HIS ATTORNEY IN FACT
Paul W. Howell
By Andrew Wood, Attorney-In-Fact

Connie S. Howell BY Carl Wood HER ATTORNEY IN FACT
Connie S. Howell
By Andrew Wood, Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **Andrew Wood,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-In-Fact for **Paul W. Howell and Connie S. Howell, husband and wife,** and that he as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Paul W. Howell and Connie S. Howell, husband and wife,** for the purpose therein contained, by signing the name of **Paul W. Howell and Connie S. Howell, husband and wife,** by himself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **17th** day of **November, 2017.**

My Commission Expires: March 10, 2019

Katherine Goodson
Notary Public

KATHERINE GOODSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.