Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

Bill Garrett Davidson County
Batch# 30766 DEEDWARR
11/29/2017 08:44:04 AM 2 pgs
Fees: $13.00 Taxes: $1,739.00

20171129-0121474

SHIRA KINGREY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON)
The actual value or consideration, whichever is greater, for this transfer is $470,000.00.

KGM
Affiant

Sworn to and subscribed before me this 27th day of November, 2017.

Notary Public
My Commission Expires:_____

THIS INSTRUMENT PREPARED BY:
PURYEAR, NEWMAN & MORTON, PLLC
130 Fourth Avenue South; P. O. Box 40, Franklin, Tennessee 37065
Telephone (615) 790-2444; Facsimile (615) 790-2951

WARRANTY DEED

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
JC Only Trust	3734 Burrus Drive	Owner	
3734 Burrus Drive		900 Division St	061-14-0-184.00
Nashville, TN 37216	Nashville, TN 37216	Nashville, TN37203	

FOR AND IN CONSIDERATION of the sum of One and 0/100 ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, I, **Jeremy D. Howard and Erica Howard, husband and wife** (Grantors), have bargained and sold and by these presents do hereby transfer and convey unto **Dwight P. Wiles, Trustee of the JC Only Trust,** (Grantees), their successors and assigns, the following described tracts or parcel of land situated in Williamson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot 87, Plan of E. B. Craig's Subdivision of Crownover Property, as shown on plat of record in Plat Book 894, Pages 640 and 641, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jeremy D Howard and Erica Howard, husband and wife, by Quitclaim Deed, from Jeremy Howard, also known as Jeremy D. Howard, a married man, who acquired title as unmarried, of record in Instrument # 20170227-0019302, Register's Office for Davidson County, Tennessee, dated February 13, 2017 and recorded February 27, 2017.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors and assigns, forever.

And Grantors covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good and lawful right to sell and convey it, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

Taxes for the year 2018 and subsequent years, a lien not yet due and payable.

The Plan of Record in Plat Book 894, Page 640-641, said Register's Office.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and defend the title to said land to the said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 27th day of November, 2017.

Jeremy D. Howard

Erica Howard

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, Christine Maroon, the undersigned, a Notary Public, in and for said State and County, **Jeremy D. Howard and Erica Howard,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this the 27th day of November, 2017.

NOTARY PUBLIC
My Commission Expires: 11/17/20

CHRISTINE N. MAROON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY