Bill Garrett Davidson County
Batch# 35527 DEEDWARR
12/08/2017 02:38:30 PM 3 pgs
Fees: $18.00 Taxes: $478.41
20171208-0125598

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $129,300.00.

Affiant

Subscribed and sworn to before me this 7th day of December, 2017.

Notary Public
My Commission expires: 1/4/19
(Affix Seal)

HALE E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY

Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
The 734 Cameo Drive Trust	SAME	119-12-0-043.00
P.O. Box 160772		
Nashville, TN 37216		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Henry Howard, Clarence Nelson, Toby Howard, and Thomas Nelson**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Andy Maloney, Trustee for The 734 Cameo Drive Trust**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 34 on the plan of Battlewood Subdivision, Section 1, of record in Book 1835, page 31, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Marvel L. Howard, by deed from Randle Ganaway and wife, Mablene W. Ganaway, on June 26, 1987, of record in Book 7283, page 43, Register's Office for Davidson County, Tennessee. Marvel L. Howard having died leaving property to Henry Howard, Clarence Nelson, Toby Howard and Thomas Nelson. See Probate Cause #15P-8837th Circuit Court for Davidson County, Tennessee.

Grantors warrant that they have never resided in said property as a married person and that said property is not subject to any marital rights theren.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

Subject to all matters as shown on the Plan of record in Book 1835, page 31, Register's Office for Davidson County, Tennessee.

This is improved property known as: **734 Cameo Drive, Nashville, TN 37211**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this December 7, 2017.

Henry Howard
Henry Howard

Clarence Nelson by Henry Howard as attorney in fact
Clarence Nelson
by Henry Howard, as attorney-in-fact

Toby Howard by Henry Howard as attorney in fact
Toby Howard
by Henry Howard, as attorney-in-fact

Thomas Nelson by Henry Howard as attorney in fact
Thomas Nelson
by Henry Howard, as attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Henry Howard**, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this December 7, 2017

My commission expires 7/8/19

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Henry Howard, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Thomas Nelson, Clarence Nelson and Toby Howard, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Thomas Nelson, Clarence Nelson and Toby Howard, the bargainor(s), by the said Henry Howard, as Attorney-in-Fact.

WITNESS my hand and seal, this 7th day of December, 2017.

My Commission Expires: 7/8/19

NOTARY PUBLIC

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

JULIE COONE
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY, TENN.

My commission expires: 5-3-2021

201712080125598