WARRANTY DEED

Bill Garrett
Batch# 43729
01/03/2018 10:11:01 AM
Fees: $13.00 Taxes: $536.50

Davidson County
DEEDWARR
2 pgs

20180103-0000813

KELLY JEAN BIERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of December, 2017.

Notary Public

MY COMMISSION EXPIRES: May 9, 2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 831 Needham Drive, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sim Sun	Sim Sun	
(NAME)	(NAME)	
3953 Keeley Drive	3953 Keeley Drive	14814003100
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Jimmy Howell, Jr., individually and as the Administrator of the Estate of Jimmy Frank Howell, Sr., along, Jason Howell, Jessie Kate Howell and Lucien Howell**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Sim Sun and Mom So Sun, husband and wife**, hereinafter called the GRANTEE (S), their heirs and/or 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 Lot No. 27 on the Plan of Blanchard Heights, of record in Plat Book 2663, Page 62 and 63, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Said Lot No. 27 fronts 125.0 feet on the easterly margin of Keeley Drive and extends back 281.78 feet on the northerly line and 296.53 feet on the southerly line to a dead line in the rear, measuring 119.7 feet thereon.

Being the same property conveyed to Jimmy F. Howell and wife, Jackie L. Howell by Warranty Deed from James H. Bingham and wife, Dorothy N. Bingham dated February 20, 1979 and recorded February 26, 1979 of record in Book 5398, Page 663 and Final Decree Between Sharon Ann Howell and Jimmy Frank Howell, Sr, recorded as Case No. 98-D-2499 and Final Decree Between Jimmy Frank Howell, Sr and Jackie Lawson Howell, recorded as Case No. 85D-680 Register's Office for Davidson County, Tennessee.

The said Jimmy Frank Howell, Sr died testate on 08/17/2017, devising subject property to Jimmy Howell, Jr., Jason Howell, Jessie Kate Howell and Lucien Howell, his heirs at law, as evidenced in File No. 17P1705, Probate Court Clerk's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations

and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property, known as 3953 Keeley Drive, Nashville, TN 37211
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 hand this 28th day of December, 2017.

Estate of Jimmy Frank Howell, Sr.,

By:
Its: Administrator

Jimmy Howell, Jr.

Jason Howell

Lucien Howell

Jessie Kate Howell

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jimmy F. Howell Jr., Jason Howell, Jessie Kate Howell and Lucien Howell the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that the executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 28th day of December, 2017.

Notary Public Kelly Jean BIERS
My Commission Expires: May 9, 2021

KELLY JEAN BIERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jimmy F. Howell Jr., with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who proved himself to be the Administrator of the Estate of Jimmy Frank Howell, Sr., and who, being authorized to do so, acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 28th day of December, 2017.

Notary Public Kelly Jean Biers
My Commission Expires: May 9, 2021

KELLY JEAN BIERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
831 Needham Drive
Smyrna, TN 37167

File No.: 01288-41022
SMG TN Warranty Deed