THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

Bill Garrett Davidson County
Batch# 55981 DEEDWARR
02/06/2018 03:14:13 PM 2 pgs
Fees: $13.00 Taxes: $1,692.75
20180206-0012113

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 457,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF February, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Terry R. Howell	new owners	MAP 116-03-0M
4120 Ridgefield Drive #408		PARCEL408.00-CO
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Timothy Allen Dawson, Trustee of the Timothy Allen Dawson Revocable Living Trust under agreement dated March 3, 2005, as amended by the First Restated Revocable Living Trust Agreement dated January 11, 2012**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Terry R. Howell and wife, Brenda J. Howell**

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:

A Certain Condominium apartment in Davidson County, Tennessee, being Unit No. 408, Plan of Belle Meade Court Condominium, a Horizontal Property Regime, created under Title 66, Chapter 27, Section 101, et seq., as amended in Tennessee Code Annotated and as established by Master Deed and By-laws of record as Instrument No. 20081223-0122172, Register' s Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of Belle Meade Court Condominium as shown on Exhibit " D" to the Master Deed, of record as aforementioned, said Register's Office for a more complete description.

Being the same property conveyed to Timothy Allen Dawson, Trustee of Timothy Allen Dawson Revocable Living Trust dated March 03, 2005 by Warranty deed from Kenner Development Company, LLC, a Georgia limited liability company of record in Instrument No. 20091103-0101411 Register's Office for Davidson County, Tennessee, dated October 30, 2009 and recorded on November 03, 2009.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes for the year 2018 which have been prorated and assumed by Grantee; (2) All matters shown on the Plan of record in Instrument No. 20081112-0111752; (3) the Master Deed establishing a Horizontal Property Regime of Belle Meade Court Condominium of record in Instrument Number 20081223-0122172 and amended in Instrument Number 20101207-0097450; (4) Charter for Homeowners Association in Instrument No. 20081217-0120665; (5) Stormwater Detention Agreement in Instrument No. 20070208-0016683; (6) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains and Pumps and Appurtenances in Instrument No. 20070306-0027614; (7) Declaration of Right of Way Easement with Covenants and Restrictions in Instrument No. 20070404-0040334; (8) Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel; (9) Subject to rights of others in and to the common areas and/or elements; (10).All applicable governmental and zoning regulations.

This is IMPROVED property known as **4120 Ridgefield Drive #408; Nashville, TN 37205.**

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 6-BR-17-4120-408

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, their heirs and assigns forever; and we do covenant with 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 hand this the 2nd day of February, 2018.

The Timothy Allen Dawson Revocable Living Trust

BY: Timothy Allen Dawson, Trustee
Timothy Allen Dawson, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Timothy Allen Dawson** with whom I am personally acquainted and who upon his oath acknowledged themselves to be the **Trustee** of the **Timothy Allen Dawson Revocable Living Trust** the within named bargainor, and Trust, and that he as such Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Timothy Allen Dawson Revocable Living Trust** as such **Trustee**.

Witness my hand and seal this the 2nd day of February, 2018.

My Commission expires 1-6-20

Notary Public

JAMES A. WATCHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN