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# WARRANTY DEED

Bill Garrett Davidson County
Batch# 57551 DEEDWARR
02/12/2018 09:13:46 AM 2 pgs
Fees: $13.00 Taxes: $984.20
20180212-0013603

JUSTIN D. TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

State of Tennessee
County of ~~Sumner~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $266,000.00

Theresa L. Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of February, 2018

Notary Public

MY COMMISSION EXPIRES: 11-5-18

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Sumner Title & Escrow, LLC, 131 Indian Lake Blvd, Suite 200, Hendersonville, TN 37075

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Benjamin P. Froehlich<br>Kristianna A. Froehlich | Atlantic Bay Mortgage Group | 015 00 0 200.00 |
| (NAME) | (NAME) | |
| 2950 Morgan Rd. | 596 Lynnhaven Parkway, Suite 200 | |
| (ADDRESS) | (ADDRESS) | |
| Joelton, TN 37080 | Virginia Beach, VA 23452 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Fred L. Howell, a married man**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Benjamin P. Froehlich and Kristianna A. Froehlich, 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 Lot No. 2, on the plan of Forest View Ridge Residential Subdivision, of record in Book 5200, Page 477, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Fred L. Howell by Warranty Deed from Alberta Harrison, dated June 26, 2017 and recorded June 27, 2017 in Instrument No. 20170627-0064587, Register's Office for Davidson County, Tennessee.

This property is not a marital residence for the grantor and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

The 2017 taxes have been paid by the Grantor and the 2018 taxes have been prorated between the Grantor and the Grantee. All future taxes will be assumed by the Grantee herein.

unimproved ☐

This is improved ☑ property, known as 2950 Morgan Rd., Joelton, TN 37080
(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 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/our hands this 8th day of February, 2018.

Fred L Howell

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Fred L. Howell, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence,, and who acknowledged that he executed the within instrument for purposes therein contained.

WITNESS my hand and seal this 8th day of February, 2018.

Notary Public
My Commission Expires: 6/18/19

File No.: 20181705

JENNIFER A HOFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-18-2019