~~WHEN RECORDED RETURN TO~~
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-18-1029

~~RECORD AND RETURN TO:~~
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN1810285

Bill Garrett Davidson County
Batch# 74411 DEEDWARR
03/28/2018 12:50:26 PM 2 pgs
Fees: $13.00 Taxes: $1,010.10

20180328-0029023

WARRANTY DEED

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $273,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of March, 2018.

NOTARY PUBLIC

My commission expires: 3.21.20

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larry Howse and Marion Godbolt 2404 Evanfield Court Antioch, TN 37013	Pinnacle Bank 150 3rd Ave South Ste 900 Nashville Tn 3720	149-15-0-A-003.00 CO

FOR AND IN CONSIDERATION of the sum of Two Hundred Seventy Three Thousand and 00/100 Dollars ($273,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **TERRANCE L. WINCHESTER AND RAHEL G. WINCHESTER**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **LARRY HOWSE, A SINGLE MAN AND MARION GODBOLT, A SINGLE WOMAN, JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 3 of Section One, on the Plan of Cambridge Forest, a Planned Unit Development of record in Plat Book 9700, pages 299 and 300, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Terrance L. Winchester and Rahel G. Winchester, husband and wife, by Warranty Deed from Paula M. Farmer and husband, Thomas Farmer, dated 8/25/2015, recorded 9/3/2015, of record in Instrument No. 20150903-0089939, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 2404 Evanfield Court, Antioch, TN 37013, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2018 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 26th day of March, 2018.

TERRANCE L. WINCHESTER

RAHEL G. WINCHESTER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Terrance L. Winchester and Rahel G. Winchester, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 26th day of March, 2018.

Notary Public

Benton Smith
Printed Notary Name

My commission expires: 1-8-19

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1-8-19