Prepared By:
NEAL & HARWELL, PLC
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Bill Garrett Davidson County
Batch# 77146 DEEDWARRSP
04/09/2018 08:53:55 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20180409-0032926

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Lee Scott Howard Kimberley U. Howard, Trustees 511 Jones Court #C4 Old Hickory, TN 37138	Lee Scott Howard Kimberley U. Howard, Trustees 119 Huckleberry Way Hendersonville, TN 37075	Map/Parcel 44-11A-304.00

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 consideration, the receipt of which is hereby acknowledged, Lee Scott Howard and wife Kimberley U. Howard, owning the below mentioned real property as tenants by the entirety, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey that certain real property located in Davidson County, Tennessee, as more particularly described on Exhibit A attached hereto to Lee Scott Howard and Kimberley U. Howard, Trustees of the Howard Trust dated March 13, 2018, said Trustees hereinafter collectively called the GRANTEES.

TO HAVE and to HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns forever.

GRANTORS covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, that they have good right to convey it and the same is unencumbered except for general or special taxes and assessments required to be paid in the year

2018 and subsequent years, and subject to all other matters of record.

GRANTORS further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to the said land to the GRANTEES, their successors and assigns, against the lawful claims of all persons claiming by, through or under the GRANTORS, but not otherwise.

GRANTORS and GRANTEES acknowledge and agree that Tenn. Code Ann. § 35-15-510 shall apply to the real property conveyed by this Special Warranty Deed and all proceeds related to such real property.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

(Signatures on Following Page)

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES HEREIN AND NO EXAMINATION OF THE PUBLIC RECORDS IN THE OFFICE OF THE REGISTER OF DEEDS HAS BEEN MADE BY THE PREPARER OF THIS INSTRUMENT TO DETERMINE OWNERSHIP OR STATUS OF TITLE.

Witness the execution of this Deed by the undersigned as of this the 13 day of March, 2018.

GRANTORS:

Lee Scott Howard

Kimberley U. Howard

GRANTEES:

Lee Scott Howard, Trustee of the Howard Trust dated MARCH, 13, 2018

Kimberley U. Howard, Trustee of the Howard Trust dated March 13 2018

STATE OF Tennessee)
COUNTY OF Sumner)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Lee Scott Howard and Kimberley U. Howard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Hendersonville, Tennessee, this the 13th day of March, 2018.

Notary Public

My Commission Expires: 12-17-2018

TOMMY OLDHAM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF Tennessee)
COUNTY OF Sumner)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Lee Scott Howard and Kimberley U. Howard, Trustees of the Howard Trust dated March 13, 2018, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained by signing their names as Trustees on behalf of the Trust.

WITNESS my hand and seal, at office in Hendersonville, Tennessee, this the 13th day of March, 2018.

Notary Public

My Commission Expires: 12-17-2018

TOMMY OLDHAM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF Tennessee)
COUNTY OF Sumner)

The actual consideration or value whichever is greater, for this transfer is $0.00. The trust named herein is a revocable trust. No transfer tax is payable pursuant to Tenn. Code Ann. Sec. 67-4-409(3)(F).

Affiant

Sworn to and subscribed before me this 13th day of March, 2018.

Notary Public

My Commission Expires: 12-17-2018

TOMMY O'DANIEL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

EXHIBIT A

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Unit No. C-4, Parcel 304, in a Horizontal Property Regime which is of record in Book 7977, Page 92, re-recorded in Book 8164, Page 151, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Lee Scott Howard and wife Kimberley U. Howard by Warranty Deed of record as Instrument No. 20140728-0066937, Register's Office for Davidson County, Tennessee.

This is improved property commonly known 511 Jones Court #C4, Old Hickory, Davidson County, Tennessee 37138.