WARRANTY DEED

Bill Garrett Davidson County
Batch# 91054 DEEDWARR
05/11/2018 10:16:21 AM 2 pgs
Fees: $13.00 Taxes: $666.00

20180511-0045268

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

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of May, 2018

Notary Public

MY COMMISSION EXPIRES: 6/18/19

(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
Fred L. Howell Jr.	Fred L. Howell Jr.	032 13 0 022.00
(NAME)	(NAME)	
1003 Douglas Bend Rd.	1003 Douglas Bend Rd.	
(ADDRESS)	(ADDRESS)	
Gallatin, TN 37066	Gallatin, TN 37066	
(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, **Andrew Rischbeck, a married man,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Fred L. Howell Jr., a married man,** 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. 28 on the Plan of Timbertrail, Section One, of record in Book 5200, Page 205, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description of said lot.

BEING the same property conveyed to Andrew Rischbeck, an unmarried man, by Warranty Deed from Beverly J. Sellers, an unmarried woman, dated 11/8/00 and recorded 11/21/00 in Instrument Number 20001121-0114878, Register's Office for Davidson County, Tennessee.

The said Andrew Rischbeck has since married and his wife, Tonya K. Rischbeck, herein joins to convey any and all right and interest she may have; especially her marital rights.

Grantee is married; however, neither he nor any member of his family will occupy said real property as homestead. Property is purchased by grantee as investment property only.

unimproved ☐

This is improved ☑ property, known as 1605 Autumn Ridge Dr., Nashville, TN 37207
(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 3rd day of May, 2018.

Andrew Rischbeck

Tonya K. Rischbeck

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 Andrew Rischbeck and Tonya K. Rischbeck, the bargainor(s), 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 purposes therein contained.

WITNESS my hand and seal this 3rd day of May, 2018.

Notary Public
My Commission Expires: 6/18/19

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

File No.: 20181744