THIS INSTRUMENT PREPARED BY:
HAYNES, FREEMAN & BRACEY, PLC.
140 North Main Street
P. O. Box 527
Goodlettsville, Tennessee 37070

Bill Garrett Davidson County
Batch# 92946 DEEDWARR
05/16/2018 09:06:55 AM 3 pgs
Fees: $18.00 Taxes: $703.00
20180516-0046571

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No.
RICHARD HOWDEN 373 Harbor Village Drive Madison, Tennessee 37115	Same	034-07-0A-117.00 CO

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DAVID E. ROARK and wife, JUDY ROARK, DANNY C. ROARK and wife, LINDA ROARK, DENNIS R. ROARK and wife, LEIGH ANN ROARK, and DEENA K. RYAN and husband, TODD RYAN,** have this day bargained and sold, and do hereby transfer and convey unto the said **RICHARD HOWDEN and wife, MARY FRANCES HOWDEN,** the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 97 of Townhomes Property Line Exhibit of Harbor Village, Phase IV, Revision I, A Horizontal Property Regime with private elements Harbor Village Drive, as shown by plat of record as Instrument No. 20030723-0102986, which revises and amends Instrument No. 20030611-0080857, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to ROBERT E. SAVAGE AND WIFE, EDNA R. SAVAGE, by deed from NEWMARK HOMES, LP, of record in Instrument No. 20050811-0095152, dated July 21, 2005, said Register's Office. The said Edna R. Savage having died on or about January 18, 2012 leaving Robert E. Savage the surviving tenant by the entirety. The said Robert E. Savage having since died testate on or about October 2, 2017, devised subject property to DAVID E. ROARK , DANNY C. ROARK, DENNIS R. ROARK AND DEENA K. RYAN, pursuant to his will of record in Davidson County, Nashville Tennessee, Docket No. 17P2066. The said Judy Roark, spouse of David E. Roark, Linda Roark, spouse of Danny C. Roark, Leigh Ann Roark, spouse of Dennis R. Roark, and Todd Ryan, spouse of Deena K. Ryan, join in this conveyance to convey any marital interest they may have.

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is **$190,000.00**.
Subscribed and sworn to before me
this 11 day of May, 2018.
My Commission Expires: 12/23/2020

Affiant

Notary Public

RUSSELL E. FREEMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

This is improved property located at 373 Harbor Village Drive, Madison, Davidson County, Tennessee 37115.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees, their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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.

Witness our hands this 11 day of May, 2018.

DAVID E. ROARK

JUDY ROARK

DANNY C. ROARK

LINDA ROARK

DENNIS R. ROARK

LEIGH ANN ROARK

DEENA K. RYAN

TODD RYAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Russell E. Freeman, a Notary Public in and for said County and State, **DAVID E. ROARK, JUDY ROARK, DANNY C. ROARK, LINDA ROARK, DENNIS R. ROARK, LEIGH ANN ROARK, DEENA K. RYAN and TODD RYAN,** the within named bargainors, 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 official seal at Goodlettsville, Tennessee, this the 11 day of May, 2018.

NOTARY PUBLIC

My Commission Expires: 2/23/2020

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY