Bill Garrett Davidson County
Batch# 106420 DEEDWARR
06/19/2018 10:59:34 AM 2 pgs
Fees: $13.00 Taxes: $728.90
20180619-0058870

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $197,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF JUNE, 2018.

Notary Public

MY COMMISSION EXPIRES: 5/5/20
(AFFIX SEAL)

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 18-0474

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Paul McCombs and Carla McCombs	Paul McCombs and Carla McCombs	117150A13000
(NAME) 5836 Hillsboro Pike	(NAME) 5836 Hillsboro Pike	
(ADDRESS) Nashville, TN 37215	(ADDRESS) Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Hundred Ninety-Seven Thousand And No/100 Dollars ($197,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JONATHAN CARTER HOWARD, ALLENE HOWARD NEWTON, AND HILDA MORGAN HOWARD, DEVISEES UNDER THE WILL OF MARJORIE G. HOWARD,
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

PAUL MCCOMBS AND CARLA MCCOMBS, 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:

Being Parcel No. 130, being Unit No. J-2 in a Horizontal Property Regime located on the Plat of Green Hills Terrace of record in Book 5200, Page 64, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

BEING the same property conveyed to Marjorie G. Howard by deed from Ervin M. Entrekin, Trustee, of record in Book 5350, Page 621, dated October 11, 1978, Register's Office for said County. The said Marjorie G. Howard died testate on March 11, 2018 and the Will was admitted to Probate as Probate No. 18P672 of record in Probate Court of Davidson County, Tennessee. The Grantors herein execute this instrument as Devisees Under the Will of Marjorie Howard.

This conveyance is subject to all terms and provisions of the Master Deed, Restrictions, and By-Laws, of record in Book 5304, Page 702 amended in Book 7841, Page 557; Book 11362, Page 463; and Book 5304, Page 745 amended in Book 9830, Page 181, said Register's Office.

This conveyance is made subject to: (1) 2018 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 5200, Page 64, said Register's Office.

Power of Attorney of record in Instrument 20180619-0058869, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 1900 Richard Jones Road Apt. J2, Nashville, TN 37215
(House No.) (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 our hands this 18th day of June, 2018.

The Estate of Marjorie G. Howard

BY: Jonathan Carter Howard by Allene Howard Newton, Attorney in Fact
Jonathan Carter Howard by Allene Howard Newton, Attorney in Fact
Devisee

BY: Allene Howard Newton
Allene Howard Newton
Devisee

BY: Hilda Morgan Howard
Hilda Morgan Howard
Devisee

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Allene Howard Newton and Hilda Morgan Howard, Devisees under the will of Marjorie G. Howard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this June 18, 2018.

My Commission Expires: 5/5/20

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Allene Howard Newton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument on behalf of Jonathan Carter Howard, Devisee under the will of Marjorie Howard as his/her/their Attorney in Fact as the free act and deed of the within named Jonathan Carter Howard.

Witness my hand and official seal at Nashville, Tennessee, the June 18, 2018.

My Commission Expires: 5/5/20

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.