Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Mudter, Patterson & Cox PLLC
3811 Bedford Avenue
Suite 205
Nashville, Tennessee 37215

Record & Return To:
First Title & Escrow Co., Inc.
FTEC File No. 34253.04.2018

STATE OF TENNESSEE, COUNTY OF DAVIDSON:

The actual consideration or value, whichever is greater, for this transfer is: $1,100,000.00.

KGM
Affiant

Subscribed and sworn to before me this 21st day of June, 2018.

Notary Public

My Commission Expires:

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

Bill Garrett Davidson County
Batch# 111320 DEEDWARR
07/02/2018 09:58:45 AM 3 pgs
Fees: $18.00 Taxes: $4,070.00

20180702-0063687

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Patrick Howell, Gretchen Howell 416 Oakleigh Hill Nashville, TN 37215	New Owner	Map and Parcel No.: 159 01 0 038 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Simon A. Turner and wife, Nancy Turner**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Gretchen Howell and Patrick Howell, Wife and Husband** ("Grantee"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 416 Oakleigh Hill, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on the 21st day of June, 2018.

Simon A. Turner

Simon A. Turner

Nancy Turner

Nancy Turner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Simon A. Turner and Nancy Turner, 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, at office, this 21st day of June, 2018.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 7, 2019

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 40 on the Plan of Hound's Run, as of record in Plat Book 6900, pages 167-171, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Simon A. Turner and wife, Nancy Turner by deed dated September 1, 2006 from Gregg P. Allen and wife, Leora Allen of record in Instrument No. 20060905-0109026, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2018, which have been prorated and assumed by Grantee. Map and Parcel No. 159 01 0 038 00.
2. Declaration of Covenants, Conditions and Restrictions for Hounds Run of record in Book 7079, page 995, corrected in Book 7238, page 736, amended in Book 11719, page 845, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 6900, pages 167-171, Register's Office for Davidson County, Tennessee.
4. Deeds of conveyance for sanitary sewer of record in Book 7430, page 183, Book 7474, page 695, Book 8119, page 535 and Book 8119, page 538, Register's Office for Davidson County, Tennessee.
5. Deeds of conveyance for sanitary sewer of record in Book 7430, page 183, Book 7474, page 695, Book 8119, page 535 and Book 8119, page 538, Register's Office for Davidson County, Tennessee.