Bill Garrett Davidson County
Batch# 119132 DEEDWARR
07/23/2018 10:00:02 AM 2 pgs
Fees: $13.00 Taxes: $857.48
20180723-0071328

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$231,750.00**

Billie Carol Hows
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 OF **JULY, 2018.**

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: **NOVEMBER 5, 2018**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JONATHAN DAVID LABERGE, ET UX	New Owner	**127-00-0-251.00**
(NAME) **8004 CHARLOTTE PIKE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37221**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, BILLIE CAROL HOWS, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JONATHAN DAVID LABERGE AND ELIZABETH LABERGE, 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:

Land in Davidson County, Tennessee, lying in the easterly part of the J. C. Hows tract, of record in Book 802, page 371, of the Register's Office of Davidson County, and beginning at an iron pin in the northerly margin of Charlotte Pike (U.S. 70), said point being the southwesterly most corner of Jim Hows 9.88 acre tract, of record in Book 6730, page 428; thence proceeding along Jim Hows westerly most property line North 05 deg. 55' 35" East, 1167.85' to an iron pin; thence continuing along Hows westerly line North 25 deg. 47' 17" East, 1167.70' to an iron pin at Hows northwesterly most corner, in the southerly line of the L. A. Morrissey property, of record in Book 1020, page 158; thence proceeding along Morrissey's southerly property line, South 76 deg. 42' 28" West, 185.00' to an iron pin at J. C. Hows northeasterly most corner, of record in Book 802, page 371; thence proceeding along J. C. Hows easterly most property line South 22 deg. 09' 36" west, 1080.42' to an iron pin; thence continuing along Hows easterly property line South 05 deg. 55' 35" West, 1192.46' to an iron pin in the northerly margin of Charlotte Pike; thence proceeding along the northerly margin of Charlotte Pike North 78 deg. 49' 33" East, 83.70' to the beginning, containing 5.04 acres, as surveyed by Gaffron & Jeffers in May of 1986.

Being the same property conveyed to Billie Carol Hows from James C. Hows and wife, Evelyn M. Hows, by quitclaim deed dated July 2, 1986 of record in Book 6913, page 528, said Register's Office.

This conveyance is subject to Easement for Private Sewage Disposal System of record in Book 6969, Page 912 and Book 6969, page 915 and re-recorded in Book 6975, page 725; Easement of Right-of-Way for Ingress and Egress of record in Book 6969, Page 918; Joint Driveway Easement for Ingress, Egress, Regress, Utilities and Maintenance of record in Instrument No. 20171107-0114539; and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property known as **8004 CHARLOTTE PIKE, NASHVILLE, TN 37221**
(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; 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 hand this 13 day of July, 2018.

Billie Carol Hows

BILLIE CAROL HOWS

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 **Billie Carol Hows,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 13 day of July, 2018.

My commission expires: **November 5, 2018**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Lee A. Cohen

Notary Public