WARRANTY DEED

Bill Garrett Davidson County
Batch# 132244 DEEDWARR
08/23/2018 11:09:42 AM 2 pgs
Fees: $13.00 Taxes: $839.53

20180823-0083626

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 3[illegible]
NASHVILLE, TN 37215

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $228,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of August, 2018

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

KATHY SNIDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN My Commission Expires May 2, 2022

BOX 10-A

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
Sandra G. Gant	SAME	032 13 0 022.00
(NAME)	(NAME)	
1605 Autumn Ridge Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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, **Fred L. Howell Jr., married,** hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Sandra G. Gant, unmarried,** hereinafter called the GRANTEE, her 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 Fred L. Howell Jr., a married man, by Warranty Deed from Andrew Rischbeck, a married man, joined by his wife, Tonya Rischbeck, dated May 3, 2018 and recorded May 11, 2018, as Instrument No. 20180511-0045268, in the Register's Office for Davidson County, Tennessee.

This property is not a marital residence of the grantor and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

All prior years taxes have been paid and the 2018 taxes have been prorated between the Grantor and the Grantee. All future taxes will be assumed by the Grantee herein.

Subject to any and all matters shown on the plan of record in Book 5200, Page 205, said Register's Office.

Subject to Restrictive Covenants of record in Book 5522, Page 681 and Book 5649, Page 567, said Register's Office.

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 GRANTEE, their heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, her 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 22nd day of August, 2018.

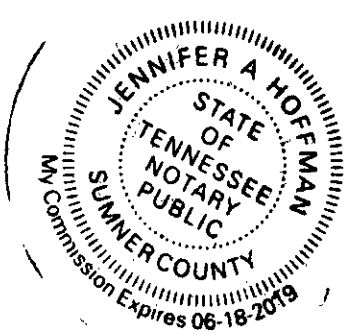
Fred L. Howell Jr.

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 Fred L. Howell Jr. the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for purposes therein contained.

WITNESS my hand and seal this 22nd day of August, 2018.

Notary Public
My Commission Expires: 6/18/19



File No.: 20181794