Karen Y Johnson Davidson County
Batch# 172771 DEEDWARR
12/11/2018 04:02:41 PM 5 pgs
Fees: $28.00 Taxes: $5,937.44
20181211-0120728

This Instrument Was Prepared By:
Campbell Law Solutions
Attorneys At Law
P.O. Box 60600
Nashville, TN 37206-0600

Address New Owner As And Send Tax Bills To:

Ashley Brown Howell and Joseph Howell
4300 Lillywood Road
Nashville, TN 37205

Map/Parcel Numbers:

Map/Parcel 116 07 0 078.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt and sufficiency of which consideration are hereby acknowledged, **CaliforniaSouth Co.** (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Ashley Brown Howell and Joseph Howell, husband and wife as joint tenants,** (collectively, the "Grantee"), in fee simple, certain real property situated in Davidson County, Tennessee, which property is more particularly described on Exhibit A that is attached hereto and made a part hereof by this reference, together with all right, title and interest of the Grantor, if any, in and to any easements and rights-of-way adjoining, abutting, or benefiting the same and together with the appurtenances, hereditaments, estate, title and interest thereto appertaining (collectively the "Property").

TO HAVE AND TO HOLD the Property to the Grantee, their heirs and assigns, in fee simple forever; subject, however, to the matters set forth in Exhibit B that is attached hereto and made a part hereof by this reference.

The Grantor covenants that the Grantor is lawfully seized and possessed of the Property; that the Grantor has full power and lawful authority to sell and convey the Property; that the Property is free from all encumbrances made or suffered by the Grantor, except to the extent otherwise set forth in Exhibit B hereto; and the Grantor will forever warrant and defend the title to the Property against all persons lawfully claiming the same.

Whenever in this instrument the terms Grantor and Grantee are used, such terms will be construed to include these parties and their respective heirs, legal representatives, successors and assigns, and these terms, or pronouns therefor, will be construed to include the masculine, feminine or neuter gender and the singular number will include the plural, all as the context may require.

IN WITNESS WHEREOF, the Grantor has executed this deed on this 10th day of December, 2018.

CaliforniaSouth Co.,
A Tennessee corporation

By: _____
Megan Epstein, President

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Megan Epstein, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and upon oath acknowledged herself to be the President of CaliforniaSouth Co., a Tennessee corporation, and that she as such officer being authorized to do so, executed the within instrument for the purposes therein contained by signing the name of the corporation as such officer.

WITNESS my hand and seal on this the 10th day of December, 2018.

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 18, 2022

_____
Notary Public For The State Of Tennessee
My Commission Expires: 9/18/22

STATE OF TENNESSEE)
)
COUNTY OF Rutherford)

The actual consideration or value, whichever is greater, for this transfer is $1,604,714.41.

Affiant

Subscribed and sworn to before me, this the 10th day of December, 2018.

Notary Public For The State Of Tennessee
My Commission Expires: 5/3/2021

KIMBERLY H. WAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit A

Legal Description

Being the Easterly part of Lot No. 15, the Easterly part of the Southerly part of Lot No. 13, and the Westerly 30 feet of Glenside Avenue, abandoned, adjacent to Lot 15 and said part of Lot 13, on the map of Royal Oaks Land Company's Subdivision of the Baker Tract, as of record in Book 421, pages 102 and 103, Register's Office for said County, and being shown as Lot No. 4 on the Map of a Resubdivision of said lots and other lots, not of record, and described according to a copy thereof made by Harvey Gee, Surveyor, November 12, 1949, as follows:

Beginning at a point in the Northerly margin of Lillywood Road, formerly Third Street, 705.5 feet East of the Easterly margin of Lynwood Boulevard; thence Northerly, parallel to Lynwood Boulevard, 300 feet to a point; thence Easterly, crossing the Westerly margin of Glenside Avenue, abandoned, at 140 feet, a total distance of 170 feet to a point which is 30 feet East of the Westerly margin of said Avenue; thence Southerly, parallel to Lynwood Boulevard, 300 feet to the Northerly margin of Lillywood Avenue; thence Westerly, with the margin of said Road, 170 feet to the beginning.

Being the same property conveyed to CaliforniaSouth Co., a Tennessee corporation, by deed from David S. Andrews and wife, Maryanne P. Andrews, of record as Instrument No. 20160224-0017700, Register's Office for Davidson County, Tennessee.

Exhibit B

Permitted Exceptions

1. Easements for utilities serving the premises herein described.

2. Title to the portion of the property within the boundary of any roads.

3. All matters shown on the plat of Royal Oaks Land Co., Subdivision of The Baker Tract of record in Plat Book 421, Page 102, Register's Office for Davidson County, Tennessee.