Name and Address of New Owner:
Nicholas Howell and Mediha Barucic Howell
803 Stewart Valley Drive
Smyrna, TN 37167

Send Tax Bills To:
Nicholas Howell and Mediha Barucic Howell
803 Stewart Valley Drive
Smyrna, TN 37167

This Instrument Prepared By:
Steven P. Disser Esq.
Greater Nashville Title, LLC
200 Madison Street
Madison, TN 37115

Map & Parcel No: 090-11-0-06100

Karen Johnson Davidson County
Batch# 202273 DEEDWARR
03/06/2019 11:10:30 AM 3 pgs
Fees: $18.00 Taxes: $629.00
20190306-0020458

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jamie L. Morgan, unmarried, by Teresa Ryan, Conservator**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Nicholas Howell and Mediha Barucic Howell, Husband and Wife,** "the Grantees ," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 418 on the Plan of Charlotte Park, Section Six of record in Plat Book 2900, Page 7 & 8, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 418 fronts 86.0 feet on the northerly side of Fordomatic Drive and extends back, 158.8 feet on the westerly line and 176.6 feet on the easterly line, which is a broken line, to a dead line in the rear on which it measures 67 feet.

Being the same property conveyed to Jamie L. Morgan, unmarried by warranty deed from Joyce Potter, single, of record in Instrument No. 20001004-0098575 Register's Office for Davidson County, Tennessee, dated September 28, 2000 and recorded on October 4, 2000. See also deed in Instrument Number 20170405-0033450, and Order setting aside said deed in Instrument Number 20181127-0115691, of the same Office. In the Seventh Circuit Court for Davidson County, Tennessee, Docket No. 17P1347, Letters of Conservatorship were issued to Teresa Ryan as she was appointed Conservator over the affairs of Jamie L. Morgan and further the court approved the sale of the subject real property.

Being improved property also known as 604 Fordomatic Drive Nashville, Tennessee 37209.

THIS CONVEYANCE IS MADE SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS SET FORTH ON THE PLAN OF CHARLOTTE PARK, SECTION SIX, OF RECORD IN PLAT BOOK 2900, PAGES 7 & 8, , REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; AND SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 5th day of March, 2019.

Jamie L Morgan by Teresa Ryan (SEAL) Conservator
Jamie L. Morgan by Teresa Ryan, Conservator

STATE OF TENNESSEE COUNTY OF DAVIDSON

On this 5th day of March, 2019, before me personally appeared Teresa Ryan, Conservator for Jamie L. Morgan to me known to be the person (or persons) described in (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Jamie L. Morgan, and acknowledged that she executed the same as the free act and deed of the said Jamie L. Morgan.

Witness my hand, at Madison, Tennessee, this the 5th day of March, 2019..

STATE OF TENNESSEE NOTARY PUBLIC STEVEN PAUL DISSER DAVIDSON COUNTY

Notary Signature
My Commission Expires: 3/8/21

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $170,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Sandy Balint
(Affiant)

Sworn to and subscribed before me this
5th day of March, 2019.

STATE OF TENNESSEE NOTARY PUBLIC MELISSA R SHAFFER COUNTY OF DAVIDSON

Notary Public
My commission expires: 11/8/22
File No. 2019-162

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Sandy Balent, a notary public for this county and
Notary's Name

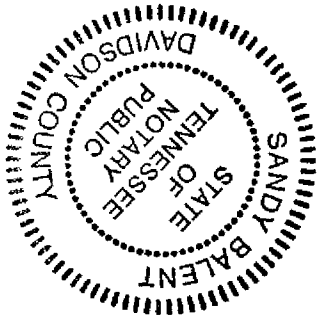
state, Steven Disser, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 11-5-19

NOTARY'S SEAL



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).