BOX 10-B

Karen Johnson Davidson County
Batch# 207835 DEEDWARR
03/20/2019 10:26:07 AM 2 pgs
Fees: $13.00 Taxes: $101.75

20190320-0025285

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 $27,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF MARCH, 2019.

Notary Public

MY COMMISSION EXPIRES: MAY 2, 2022

(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
MARVIN DRAKE, ET UX	**SAME**	**087-00-0-098.00**
(NAME) **4264 CENTRAL PIKE**	(NAME)	
(ADDRESS) **HERMITAGE, TN 37076**	(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, LARRY HOWSE, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARVIN DRAKE AND ANITA LYNN DRAKE, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND/OR 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 parts of Lots No. 3 and 4, on the Partition of the lands of Abner Cowgill, deceased, as of record in Minute Book "Q", page 301, Circuit Court for said county, and described according to a survey not of record made by George W. Watkins, Surveyor, July 15, 1960, as follows:

BEGINNING at an iron pin in the southerly margin of Central Pike at the northeast corner of the property conveyed to Anita Louise Hockett Smith and husband, Douglas Edward Smith, by deed from Anna Belle Hockett Murray, as of record in Book 3129, page 213, Register's Office for. said County; thence south 2° 15' west 225 feet to an iron pin; thence south 88°30' east 151.4 feet to a post; thence north 5° east 72 feet more or less to a point; thence north 0° 30' east 159.5 feet to a post in the southerly margin of Central Pike; thence with the southerly margin of said pike, along a curve westerly 150 feet to the point of beginning.

Being the same property conveyed to C.B. HOWSE AND WIFE, MADOLYN O. HOWSE, by deed from ANNA BELLE HOCKETT MURRAY AND HUSBAND, JAMES A. MURRAY, of record in Book 4008, page 112, dated April 18, 1966, said Register's Office. MADOLYN O. HOWSE having since died leaving C.B. HOWSE, as surviving tenant by the entirety. C.B. HOWSE having died testate on or about February 28, 1987. Said property was devised to LARRY HOWSE by the Last Will and Testament of C.B. HOWSE, SR., in Will Book 158, page 205, in the Seventh Circuit Court (Probate Division) for Davidson County, Tennessee, Case No. 79626, and recorded in Instrument No. 20170922-0097233, said Register's Office.

This conveyance is subject to any and all easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

Unimproved (X)
This is improved( ) property, known as **0 CENTRAL PIKE, HERMITAGE, TN 37076**
(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 18 day of March, 2019.

Larry Howse

LARRY HOWSE

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 **Larry Howse,** the bargainor, 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 the purposes therein contained.

Witness my hand and official seal at office this 18 day of March, 2019.

My commission expires: **May 2, 2022**

Lee A. Cohen

Notary Public

