Prepared By ~~and Return to:~~
Regal Title, LLC
316 W Main St
Murfreesboro, TN 37130

File Number: 1903150

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-CBB-19-5841

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $340,000.00.

Affiant

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

Subscribed and sworn to before me, this 12th day of April, 2019.

Notary Public
My Commission Expires: 7/6/20

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Evan Howard	F&M Mortgage	172-03-0B-086.00-CO
5841 Woodlands Avenue	10 Cadillac Drive #100	
Nashville, TN 37211	Brentwood, TN 37028	

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Kristen DeHaven and Noah DeHaven, wife and husband, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Evan Howard, an unmarried man, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No. 86 on the Plan of The Woodlands, a Planned Unit Development, Phase 2 of record in Plat Book 6900, Page 635, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kristen DeHaven and Noah DeHaven, wife and husband by Warranty deed from Deanna L. Scheffel, an unmarried woman, and Suzanne W. Stein, an unmarried woman of record in Instrument No. 20150508-0042374 Register's Office for Davidson County, Tennessee, dated April 30, 2015 and recorded on May 08, 2015.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 5841 Woodlands Avenue, Nashville, TN 37211.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Karen Johnson Davidson County
Batch# 219242 DEEDWARR
04/17/2019 03:17:09 PM 2 pgs
Fees: $13.00 Taxes: $1,258.00
20190417-0035459

WITNESS my hand this 12th day of April, 2019.

Kristen DeHaven

Noah DeHaven

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Kristen DeHaven and Noah DeHaven with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, TN, this 12th day of April, 2019.

Notary Public at Large
My Commission Expires: 4/18/21

