Karen Johnson Davidson County
Batch# 225489 DEEDWARR
05/03/2019 10:30:44 AM 2 pgs
Fees: $13.00 Taxes: $4,144.00

20190503-0041548

WARRANTY DEED

2019-1367

April G. Nichols Notary Public State of Tennessee Williamson County

State of Tennessee

County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,120,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 26th day of April, 2019.

(Affix Seal) Notary Public
My Commission Expires: 6/30/2019

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
6970 Moores Lane,
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Janet Diana Mason ands Franklin Cowan Mason 17-C Fern Avenue Nashville, TN 37207	NEW OWNER	071.14-0J-001.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **RHOW Properties, LLC**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Janet Diana Mason and Franklin Cowan Mason, wife and husband**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain parcel of land located in Davidson County, State of Tennessee, and being further described as follows:

Being Unit A as shown on the plan of Cottages of Fern Avenue II, a Horizontal Property Regime with private elements, of record in Instrument No. 2070113-004175 in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to RHOW Properties, LLC, Tennessee limited liability company, by Quitclaim Deed from Reginald Howard a/k/a Reggie Howard, dated November 17, 2016 and recorded November 21, 2016 in Instrument No. 20161121-0122865, said Register's Office.

Also being part of the same property conveyed to Reginald Howard, a married man, by Quitclaim Deed from Reginald Howard, a married man, dated October 05, 2016 and recorded October 06, 2016 in Instrument No. 20161006-0105744, said Register's Office.

Also being part of the same property conveyed to Reginald Howard by Warranty Deed from Willie Mae Peete, dated February 26, 2007 and recorded March 01, 2007 in Instrument No. 20070301-0025241, said Register's Office.

( ) unimproved
This is (X) improved property know as 17-C Fern Avenue, Nashville, TN 37207.

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, the GRANTORS, 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 that 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, 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/our hand(s) this 26th day of April, 2019

RHOW Properties, LLC, By: Reginald Howard, Managing Member

State of Tennessee)
County of Davidson)

Before me, the undersigned authority of the state and county mentioned, personally appeared Reginald Howard with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Managing Member (or other officer authorized to execute the instrument) of RHOW Properties, LLC, the within named bargainor, and that such Managing Member or officer as such Managing Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the RHOW Properties, LLC, as Managing Member.

Witness my hand and seal this 16th day of April, 2019.

NOTARY SIGNATURE
Notary Expires: 6-30-2019

