Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #19-1121

Karen Johnson Davidson County
Batch# 230149 DEEDWARR
05/15/2019 11:01:55 AM 2 pgs
Fees: $13.00 Taxes: $1,221.00
20190515-0045767

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Stephen Proctor, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Joshua David Howard and Herman Lynn Howard, as joint tenants with right of survivorship**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Being the southerly 37 1/2 feet of the northerly 75 feet of the easterly 41 feet of Lot No. 37, and the southerly 37 1/2 feet of the northerly 75 feet of Lot No. 38 on the Plan of McGavock, Wetmore and others Second Addition called the Town of McGavock as of record in Book 21, page 41, in the Register's Office of Davidson County, Tennessee.

Said parts of Lots No. 37 and 38 front 37 1/2 feet on the westerly side of 14th Avenue North, formerly Alberta Avenue, and runs back between parallel lines 91 feet to an alley.

Being the same property conveyed to Stephen Proctor by deed from The CIT Group/ Consumer Finance, Inc., dated August 18, 2008, of record in Inst. No 20080912-0093605, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 1115 14th Avenue North, Nashville, TN 37208.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 13th day of May, 2019.

Stephen Proctor

State of Tennessee)
County of Davidson)

On this 13th day of May, 2019, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Stephen Proctor, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 8, 2022

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 330,000.00.

Affiant

Sworn and subscribed before me on this the 13th day of May, 2019.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Joshua and Herman Howard 1115 14th Avenue North Nashville, TN 37208	NEW OWNER	081-16-0-331.00