WARRANTY DEED

Karen Johnson Davidson County
Batch# 256060 **DEEDWARR**
07/12/2019 10:27:55 AM 2 pgs
Fees: $13.00 Taxes: $1,553.63

20190712-0068132

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF Tennessee
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $419,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF JULY, 2019.

Notary Public

MY COMMISSION EXPIRES: 12/1/2020
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Laura Perry, Homeland Title, LLC, 1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF19-060944

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Chad Howat and Kerbi Howat	New Owner	
(NAME)	(NAME)	
574 Joyce Lane		061-01-0-021.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Nineteen Thousand Nine Hundred And No/100 Dollars ($419,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, 574 JOYCE LANE, LLC, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHAD HOWAT AND KERBI HOWAT, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 12th Civil District of said County, and described according to a copy of a survey made September 7, 1960 by William Collier Parrish Associates, Civil Engineers, as follows: Beginning at a concrete monument in the south margin of Joyce Lane, at the northwest corner of Lot No. 307, Gra Mar Acres, Section II, as of record in Book 2663, page 113, thence with the west line of said Subdivision, South 2 degrees 30' West 326.07 feet to an iron stake; thence West 130.6 feet to an iron stake, in the east line of the property conveyed to A.T. Sledge as of record in Book 853, page 137, Register's Office; thence with the east line of said Sledge's property, North 2 degrees 30' East 326.22 feet to an iron stake in the south margin of Joyce Lane; thence with the margin of said Lane, South 87 degrees 26' East 130.6 feet to the point of beginning.Being the same property conveyed to Nathan Berry by Quitclaim deed from Dionne C. Berry of record in Instrument No. 20130308-0023177 Register's Office for Davidson County, Tennessee, dated March 6, 2012 and recorded on March 8, 2012.

Being the same property conveyed to Wilson C. Laine and Christopher G. Neel, an undivided 1/2 interest each by Trustee's deed from Wilson & Associates PLLC of record in Instrument No. 20170104-0000713 Register's Office for Davidson County, Tennessee, dated January 4, 2017 and recorded on January 4, 2017.

Being the same property conveyed to 574 Joyce Lane, LLC, a Tennessee limited liability company by Quitclaim deed from Wilson C. Laine and Christopher G. Neel of record in Instrument No. 20170125-0008127 Register's Office for Davidson County, Tennessee, dated January 20, 2017 and recorded on January 25, 2017.

unimproved ☐
This is improved ☒ property, known as 574 Joyce Lane, Nashville, TN 37216
(House No.) (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, 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 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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness 574 Joyce Lane, LLC this 10 day of July, 2019

574 Joyce Lane, LLC

BY: _____
Christopher G. Neel
President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 10th day of July, 2019, before me personally appeared Christopher G. Neel, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the President of 574 Joyce Lane, LLC, the within named bargainor, a limited liability company, and that he/she as such President executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 10th day of July, 2019.

_____
Notary Public

My Commission Expires: 10·12·19

(SEAL)

