Warranty Deed

Karen Johnson Davidson County Batch# 257050 DEEDWARR 07/15/2019 11:05:07 AM 2 pgs Fees: $13.00 Taxes: $1,221.00 20190715-0068811	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $330,000.00. Affiant Subscribed and sworn to before me, this the 12th day of July, 2019. Notary Public My commission expires: SEPT. 7, 2020

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Patrick W. Gosnell Karen M. Gosnell	Summit Funding, Inc.	
728 Preservation Way	2241 Harvard St., Suite 200	049-10-0A-082.00-CO
Nashville, TN 37207	Sacramento, CA 95815	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ADAM HOWREN AND BRITTANY HOWREN FKA BRITTANY SCOTT, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PATRICK W. GOSNELL AND KAREN M. GOSNELL, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND 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 Lot No. 82 on the Plan of Final Plat, Parmley Cove, Phase II, RS10 Cluster Lot Subdivision of record in Plat at Instrument No. 20150727-0073286, having been corrected to read ParmIey Cove, Phase II, by Surveyor's Certificate of Correction of record in Instrument No. 20151228-0130216, 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 Adam Howren, unmarried and Brittany Scott, unmarried by Warranty deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Instrument No. 20160503-0043443 Register's Office for Davidson County,.Tennessee, dated May 02, 2016 and recorded on May 03, 2016.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 728 Preservation Way, Nashville, TN 37207, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 12th day of July, 2019.

Adam Howren

Brittany Howren FKA Brittany Scott

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Adam Howren and Brittany Howren FKA Brittany Scott, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 12th day of July, 2019.

Notary Public

My Commission Expires: 5-3-21

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021