Karen Johnson Davidson County
Batch# 258422 DEEDWARR
07/18/2019 09:01:01 AM 2 pgs
Fees: $13.00 Taxes: $1,433.75

20190718-0070215

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILSON

The actual consideration or value, whichever is greater, is ~~$392,500.00 (Three Hundred Ninety Two Thousand Five Hundred)~~ $ 387,500.00

AFFIANT

Subscribed and sworn before me this 19th day of July, 2019.

NOTARY PUBLIC MY COMMISSION EXPIRES: (NOTARY SEAL)

TAMMY SEXTON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires July 3, 2021

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO: GRISSIM TITLE & ESCROW, LLC. 1222 17th Avenue South, Nashville, TN. 37212		
ADDRESS NEW OWNER(S) AS FOLLOWS:	**SEND TAX BILLS TO:**	**MAP-PARCEL NUMBER:**
Lauren A. Amos 8158 Old Springfield Pike Goodlettsville, TN 37072	Bank of England 5 Statehouse Plaza #500 Little Rock, AR 72201	01200008300

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MARK HOWARD AND SPOUSE, LUANNE HOWARD,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **LAUREN A. AMOS, UNMARRIED,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Being Lot No. 4 on the plan of Hardiman Subdivision, as shown on plat of record in Plat Book 5800, Page 103, in the Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to Mark Howard and spouse, Luanne Howard by deed from David H. Powelson and Linda L. Powelson of record in Instrument No. 20140808-0071505, dated August 1, 2014 and August 8, 2014, Register's Office for Davidson County, Tennessee.

Being also known as 8158 Old Springfield Pike, Goodlettsville, Tennessee 37072.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: 8158 OLD SPRINGFIELD PIKE GOODLETTSVILLE, TN 37072

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), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, this 19th day of July, 2019

Mark Howard

Luanne Howard

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 19th day of July, 2019, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Mark Howard and Luanne Howard** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 19th day of July, 2019.

Notary Public

Commission Expires: July 3, 2023

JAMIN ENQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 3, 2023