This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20191927

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$236,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 22nd day of July, 2019.

Notary Public
My Commission Expires:

Karen Johnson Davidson County
Batch# 262159 **DEEDWARR**
07/25/2019 10:20:53 AM 2 pgs
Fees: $13.00 Taxes: $873.20

20190725-0073090

NICK HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-20-2022

# WARRANTY DEED

**THIS INDENTURE**, made this 22nd day of July, 2019, among:

**DAVID C. HOWARD AND SHARON I HOWARD**

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

**AND**

**BRYAN HOWARD AND MARY ELIZABETH HOWARD, HUSBAND AND WIFE**

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

## WITNESSETH:

**THAT** the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

**Land in Davidson County, Tennessee, being Unit Number 921, together with the Carport designated Number 921-C, in River Plantation, Section Five, Phase One, Lot Two, a Condominium, a Horizontal property Regime, located on General George Patton Road, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Five, Phase One, Lot Two, Condominium Apartments, recorded in Book 5200, Page 257, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 5410, Page 248, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Section Five, Phase One, Lot Two Condominium Apartments, contained in the Mater Deed and the By-Laws appended thereto, recorded in Book 5410, Page 248, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as through copied herein.**

**Being the same property conveyed to David C. Howard ad Sharon I. Howard by Special Warranty deed from Federal Home Loan Mortgage Corporation ("Freddie Mac"), organized and existing under the laws of the United States of America of record in Instrument No. 20130829-0091246 Register's Office for Davidson County, Tennessee, dated August 15, 2013 and recorded on August 29, 2013.**

**Being also known as 921 General George Patton Rd 921 Nashville, Tennessee 37221.**

**TOGETHER WITH AND SUBJECT TO** all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

**SUBJECT TO** all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

**FURTHERMORE,** the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

**THE SOURCE** of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

**WHENEVER** in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

**IN WITNESS WHEREOF** the undersigned have executed this instrument on the date first above written.

David C. Howard

**David C. Howard**

Sharon I. Howard

**Sharon I Howard**

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, David C. Howard and Sharon I Howard, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of July, 2019.

Notary Public
My Commission Expires:

MARILYN GRAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

**Owner Name & Property Address:**

Name: Bryan and Mary Elizabeth Howard
Address: 921 General George Patton Rd
City, State, Zip: Nashville, TN 37221

**Responsible Party For Taxes:**

Name: Accopia, LLC
Address: 306 Northcreek Blvd, Ste 100
City, State, Zip: Goodlettsville, TN 37072

**Tax ID: 142-09-0C-921.00-CO**