Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $175,000.00.

Affiant

Subscribed and sworn to before me this 21st day of October, 2019.

Notary Public
My Commission Expires: 2/15/20

Karen Johnson Davidson County
Batch# 306745 DEEDWARR
10/28/2019 09:55:21 AM 2 pgs
Fees: $13.00 Taxes: $647.50
20191028-0110121

DIANNE M. CATHEY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE My Commission Expires

2019-254

Address of New Owner:	Send Tax Bills to:	Tax Information:
Billy Princeton Branch	Same as owner	
2502 Santi Avenue		081-10-0-096.00
Nashville, TN, 37208		

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, we

William C. Howse Jr. and wife, Carolyn Howse,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Billy Princeton Branch, an unmarried man,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

A Certain tract or parcel of Land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being part of Lot No. 7 in the Cobbs Subdivision of Lot No. 6 of Subdivision of Hardings Bosley Tract, a plan of which is of record in Book 161, Page 155, Register's Office for said County.

Beginning at a stake in the northerly margin of Rose Street, 388 feet from the westerly margin of 24th Avenue North and running along said street in an easterly direction 50 feet to a point; thence northwardly 150 feet to a point; thence westwardly 50 feet to a point; thence southwardly 150 feet to the beginning, containing 7500 square feet.

Being the same property conveyed to William C. Howse, Jr. and wife, Carolyn Howse by Warranty deed from Annie Louise Crenshaw, unmarried of record in Book 10279, page 98, Register's Office for Davidson County, Tennessee, dated November 27, 1996 and recorded on December 03, 1996.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **2502 Santi Avenue, 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 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.

Witness our hands this 21st day of October, 2019.

William C. Howse Jr.

Carolyn Howse

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William C. Howse, Jr. and Carolyn Howse, 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 at Nashville, Tennessee, this 21st day of October, 2019.



Notary Public
My Commission Expires: 2/20/2023