Karen Johnson Davidson County
Batch# 364698 DEEDWARR
02/27/2020 02:39:24 PM 2 pgs
Fees: $13.00 Taxes: $1,165.50

20200227-0022064

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217.
615-360-2703
tn-closing@nationstitle.com

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $315,000

Affiant Signature

Subscribed and sworn to before me on this the 27th day of February, 2020.

Notary Public

My Commission expires _____/_____/_____

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-25-2022

NAME AND ADDRESS OF PROPERTY OWNER:
John McClellan
2000 Traemoor Village Drive
Nashville, TN 37209
SEND TAX BILLS TO:
John McClellan
5916 Hillsboro Pike
Nashville, TN 37215

MAP AND PARCEL NUMBER: Tax ID #: 114070A04900CO

WARRANTY DEED

20NT00136

Effective the 27th day of February, 2020.and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Barry Howard and Lori Howard, husband and wife and Blane Howard, an unmarried man

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

John McClellan and wife, Jo Ella McClellan

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 49 of The Townhomes of Traemoor Village, as shown on Exhibit "A-1" of the Amendment to Amended and Restated Declaration of Covenants, Conditions and Restrictions for the Townhomes of Traemoor Village of record in Instrument No. 20080808-0081934, and Instrument No. 20070323-0035561 and Instrument No. 20080318-0027145, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Barry Howard and Lori Howard, husband and wife and Blane Howard, an unmarried man, by Warranty Deed from Beazer Homes Corp, a Tennessee Corporation, dated 05/08/2009 and recorded 05/12/2009 as Document No. 20090512-0043722 Register's Office for Davidson County, Tennessee.

This is an improved property.commonly known as 2000 Traemoor Village Dr, Nashville, TN 37209.

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 27th day of February, 2020.

Barry Howard

Lori Howard

Blane Howard

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Barry Howard and Lori Howard and Blane Howard,** the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 27th day of February, 2020.

Notary Public

My commission expires: 3/15/21

SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY