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

Karen Johnson Davidson County
Batch# 364983 DEEDWARR
02/28/2020 01:51:30 PM 3 pgs
Fees: $18.00 Taxes: $1,479.63
20200228-0022476

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $ 399,900.00

Affiant Signature

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

Notary Public

My Commission expires 5/13/21

SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
BARRY AND LORI HOWARD
7732 Riverview Bend Dr,
Nashville, TN 37221

SEND TAX BILLS TO:
New Owner

MAP AND PARCEL NUMBER: Tax ID: 126160A56100CO

WARRANTY DEED

20NT00055

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,

MEGAN MATHEWS COOK, AN UNMARRIED WOMAN

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

BARRY HOWARD AND LORI HOWARD, HUSBAND AND WIFE

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 Lot(s) 253, as shown on the map entitled Final Plat Riverwalk, Phase 3C, of record as Instrument No. 20050706-0077607, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Subject to all easements, reservations, covenants, conditions, agreements of record if any.

Being the same property conveyed to Megan Mathews Cook, Unmarried, by Warranty Deed from Spencer Maners and wife, Katie Maners, dated 11/13/2017 and recorded 11/14/2017 in Document No. 20171114-0116731,Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as 7732 Riverview Bend Dr, Nashville, TN 37221

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.

MEGAN MATHEWS COOK

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **MEGAN MATHEWS COOK,** 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: 3/13/21

SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Jill Neely, do hereby make oath that I am a license attorney and/or custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jill Neely

Signature

State of Tennessee

County of Davidson

Personally appeared before me Christy Michelle Jones, a notary public for this county and state, Jill Neely who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Christy Michelle Jones

Notary's Signature

My Commission Expires: _____

Notary's Seal (If on paper)

CHRISTY MICHELLE JONES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES