Karen Johnson Davidson County
Batch# 381192 DEEDWARR
04/02/2020 12:32:35 PM 2 pgs
Fees: $13.00 Taxes: $1,350.13

20200402-0035549

WARRANTY DEED

April G. Nichols State of Tennessee Notary Public Williamson County

2020-1711

State of Tennessee

County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $364,900.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 28th day of February, 2020.

(Affix Seal) Notary Public
My Commission Expires: 6-24-2023

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
6970 Moores Lane,
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Deborah J. Fulghum 3242 Hummingbird Drive Nashville, TN 37218	NEW OWNER	059.13-0-173.0

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **RHOW Properties, LLC**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Deborah J. Fulghum, a single woman**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain parcel of land located in Davidson County, State of Tennessee, and being further described as follows:

Being Lot No. 2, Treppard Heights, Section 7A, as shown on plat of record in Book 5210, page 127, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to RHOW Properties, LLC from Reginald Howard by Quitclaim Deed dated May 15, 2018 and recorded May 29, 2018 in Instrument #20180529-0050657, and further conveyed on March 30, 2016 in Instrument No. 201603300030060, Register's Office for Davidson County, Tennessee.

( ) **unimproved**
This is (X) improved property know as 3242 Hummingbird Drive, Nashville, TN 37218.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 my/our hand(s) this 28th day of February, 2020.

RHOW Properties, LLC, By: Reginald Howard, Managing Member

State of Tennessee)
County of Davidson)

Before me, the undersigned authority of the state and county mentioned, personally appeared Reginald Howard with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Managing Member (or other officer authorized to execute the instrument) of RHOW Properties, LLC, the within named bargainor, and that such Managing Member or officer as such Managing Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the RHOW Properties, LLC, as Managing Member.

Witness my hand and seal this 28th day of February, 2020.

NOTARY SIGNATURE
Notary Expires: 6-24-2023

April G. Nichols
State of Tennessee Notary Public
Williamson County