File 33542-8 Box 14

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20203209

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 **$405,000.00** 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 28th day of July, 2020.

Notary Public
My Commission Expires: 5/9/23

Karen Johnson Davidson County
Batch# 445398 **DEEDWARR**
07/29/2020 10:42:03 AM 2 pgs
Fees: $13.00 Taxes: $1,498.50

20200729-0083336

COLLEEN WALTERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WARRANTY DEED

THIS INDENTURE, made this 28 day of July, 2020, among:

LAURENCE O'BRYAN BRANCH HOWARD, IV AND WIFE, ALLYSON NICOLE HOWARD, AND LAURENCE O'BRYAN BRANCH HOWARD, III AND WIFE, JANE ELIZABETH HOWARD

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

AND

HILLARY PRIM, AN UNMARRIED WOMAN

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 Lot 913 and the Westerly 12 1/2 feet of Lot 911. Block No. 140, Plan No. 1, West Nashville, as shown on plat of record in Plat Book 57, Pages 74 and 75, in the Register's Office, Davidson County, Tennessee. Said Lot and part of lot front together 37 1/2 feet on the Northerly. side of Kentucky Avenue and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Laurence O'Bryan Branch Howard, III, a married man, and Laurence O'Bryan Branch Howard, IV, a married man, by Warranty Deed dated December 1, 2017, from John G. Mora and Jillian A. Mora f/k/a Jillian A. Jellison, husband and wife, of record in Instrument No. 20171205-0124052, said Register's Office. Laurence O'Bryan Branch Howard, III, having subsequently conveyed his 50% interest to Laurence O'Bryan Branch Howard, III, and wife, Jane Elizabeth Howard, as tenants by the entirety, by Quitclaim Deed dated December 28, 2017, of record in Instrument No. 20171228-0132035, said Register's Office. Laurence O'Bryan Branch Howard, IV having subsequently conveyed his 50% interest to Laurence O'Bryan Branch Howard, IV, and wife, Allyson Nicole Howard, as tenants by the entirety, by Quitclaim Deed dated December 28, 2017, of record in Instrument No. 20171228-0132036, said Register's Office. Deed of Correction of record in Instrument No. 20180130-0009354, said Register's Office.

This instrument is being executed on behalf of Jane Elizabeth Howard, pursuant to a Power of Attorney executed by her on the 24th day of July, 2020, of record in Instrument No. 20200727-0082102 **Register's Office for Davidson County, Tennessee.**

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.

L. Branch Howard, IV aka Laurence O'Bryan Branch Howard, IV
Laurence O'Bryan Branch Howard, IV

Allyson Nicole Howard
Allyson Nicole Howard

Laurence O'Bryan Branch Howard, III
Laurence O'Bryan Branch Howard, III

Jane Elizabeth Howard by
Laurence O'Bryan Branch Howard III, Attorney-in-fact
Jane Elizabeth Howard by Laurence O'Bryan Branch Howard, III, Attorney-in-Fact

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Laurence O'Bryan Branch Howard, IV and Allyson Nicole Howard, and Laurence O'Bryan Branch Howard, III**, 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 28th day of July, 2020.

Amber Gilliland
Notary Public
My Commission Expires: 9-7-21

AMBER S. GILLILAND NOTARY STATE OF TENNESSEE PUBLIC DAVIDSON COUNTY MY COMM. EXP. SEPTEMBER 7, 2021