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 $295,000.00.

Affiant

Subscribed and sworn to before me this 28th day of August, 2020.

Notary Public
My Commission Expires:

Karen Johnson Davidson County
Batch# 468055 **DEEDWARR**
09/01/2020 12:19:04 PM 2 pgs
Fees: $13.00 Taxes: $1,091.50

20200901-0099305

2020-455

Address of New Owner:	Send Tax Bills to:	Tax Information:
Jennifer Layman		
3101 Lake Drive	Same	086-14-0B-046.00-CO
Hermitage, TN, 37076		

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

Jesse Samuel Howard Jr. and Nancy Joan Howard, husband and wife,

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

Jennifer Layman, a married woman,

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

Land in Davidson County, Tennessee, being Lot No. 134 on the Plan of Revised Final Plat, Fleetwood Subdivision of record in Plat Book 4900, Page (s) 465 and 466, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jesse Samuel Howard, Jr. and wife, Nancy Joan Howard by Warranty deed from Allison Hines, a/k/a Allison A. Hines of record in Instrument No. 20031124-0170387 Register's Office for Davidson County, Tennessee, dated November 21, 2003 and recorded on November 24, 2003.

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

This is improved property located at **3101 Lake Drive, Hermitage, TN 37076.**

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 28th day of August, 2020.

Jesse Samuel Howard Jr.

Jesse Samuel Howard Jr.

Nancy Joan Howard

Nancy Joan Howard

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 Jesse Samuel Howard, Jr. and Nancy Joan Howard, 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 28th day of August, 2020.

D. SHAYNE ADAIR
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public – D. Shayne Adair
My Commission Expires: 06/13/2022