Karen Johnson Davidson County
Batch# 568708 DEEDWARR
02/04/2021 01:59:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20210204-0016479

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

Subscribed and sworn to before me, this .

Notary Public

MY COMMISSION EXPIRES: 7/9/2022

(AFFIX SEAL)

DANIEL L WISCHHOF
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Residential and Commercial Title
124 Long Hollow Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BOBBY JOE SMITH	Bobby Joe Smith (NAME)	P/O 04216009700
1390 Bain Dr (ADDRESS)	1390 Bain Dr (ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Madison, TN 37115 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we GWYNN D. HOWELL and JUANITA B. HOWELL, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto BOBBY JOE SMITH, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Resub. Lot 35, Douglas-Levine Subdivision, of record as Instrument 20201228-0153303, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a more complete description, together with utility and ingress/egress easements running to Gallatin Road across Lot 1 of said Plat as shown thereupon.

Being part of the same property conveyed to George P. Howell and wife, Cleora B. Howell by deed from Charles A. Heist, Jr., and wife, Clara Lee Heist of record in Book 1540, page 260, Register's Office for Davidson County, Tennessee. George P. Howell having predeceased Cleora B. Howell. Cleora B. Howell died testate devising property to Billy Hugh Howell, Jr., 40/100 interest, Gwynn D. Howell, 40/100 interest, and Juanita B. Howell, 20/100 interest, under the Last Will and Testament of Cleora B. Howell, deceased, of record in Will Book 149, page 558, Probate Clerk's Office for Davidson County, Tennessee. Billy Hugh Howell, Jr., single, conveyed a 30% undivided interest to Juanita B. Howel of record in Book 7515, page 74 and further Billy Hugh Howell, Jr., single, conveyed his remaining 10% interest to Gwynn D. Howell of record in Book 7514, page 78, Register's Office for Davidson County, Tennessee.

The grant of easements made herein is subject to a duty of proportional maintenance.

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

unimproved ( )
This is improved (X) property, known as 214 B Gallatin Rd., South, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hand(s) this .

WARRANTY DEED
(Continued)

GWYNN D. HOWELL

JUANITA B. HOWELL

State of Tennessee :
County of Davidson :

On this 3 day of February, 2021, before me, a notary public in and for the said County and State, Gwynn D. Howell and Juanita B. Howell, to me personally known (or proved to me on the basis of satisfactory evidence) and executed the within instrument for the purposes therein contained.

Witness my hand and official seal on the day and date first above written.

Notary Public
My commission expires: 7/9/2022

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Residential and Commercial Title
124 Long Hollow Pike
Goodlettsville, TN 37072

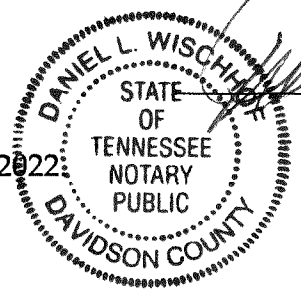
CERTIFICATE OF AUTHENTICITY

I, the undersigned Savannah C. Richardson, do hereby make oath that I am a licensed attorney and/or the 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.

Savannah C. Richardson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Daniel L. Wischhof, a notary public for this county and state, Savannah C. Richardson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



My commission expires 7/9/2022