WARRANTY DEED

Karen Johnson Davidson County
Batch# 630786 DEEDWARR
05/06/2021 02:41:30 PM 3 pgs
Fees: $18.00 Taxes: $5,587.00
20210506-0061217

JM-SB-WGR-21-39

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,510,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES: 4/30/22 (AFFIX SEAL)

TIFFANY WHITTLE NOTARY PUBLIC STATE OF TENNESSEE SHELBY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Paul Douglas Howey and Stephanie Lee Howey	**NEW OWNER**	
(NAME) **39 Annandale**	(NAME) 39 ANNANDALE	**158-04-0A-065.00-CO**
(ADDRESS) **Nashville, TN 37215**	(ADDRESS) NASHVILLE, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **DONALD B. ANSLEY, MARRIED AND EMILY C. ANSLEY, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PAUL DOUGLAS HOWEY JR AND STEPHANIE LEE HOWEY,** HUSBAND AND WIFE , hereinafter called the Grantee(s), his/her/its/their heirs, successors 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. 18 on the Plan of Revised Section Two, Otter Wood of record in Plat Book 6900, Page (s) 598 through 602, inclusive, 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 Donald B. Ansley and spouse, Emily C. Ansley by Warranty deed from KTM Properties, a Tennessee general partnership of record in Instrument No. 20141029-0099907 Register's Office for Davidson County, Tennessee, dated October 28, 2014 and recorded on October 29, 2014.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years.
- Plan of record in Plat Book 6900, Page(s) 598 through 602, inclusive, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 7260, Page 483, as amended in Book 8762, Page 199, Register's Office for Davidson County, Tennessee.
- By-Laws of the Otterwood Homeowners Association of record in Book 7260, Page 505, in the Register's Office for Davidson County, Tennessee.
- HOA Charter of record in Book 7292, Page 315, Register's Office for Davidson County, Tennessee.
- Addition of Common Area to Otterwood HOA of record in Book 8250, Page 859 and in Book 9700, Page 529, Register's Office for Davidson County, Tennessee.
- Grant of Transmission Line Easements of record in Book 2248, Page 618, Book 2249, Page 86 and in Book 2271, Page 196, Register's Office for Davidson County, Tennessee.
- Agreement of record in Book 7152, Page 750, Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Book 7667, Page 218, as corrected in Book 7942, Page 678, Register's Office for Davidson County, Tennessee.
- Deeds of Conveyance to Metropolitan Government of Nashville and Davidson County, Department of Water Sewerage Services, of record in Book 7474, Page 695, Book 8204, Page 243 and Book 8287, Page 64, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **39 Annandale, Nashville, Tennessee 37215**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 29th DAY OF APRIL, 2021.

Donald B. Ansley
by Paul Hinman as Attorney-in-fact

Emily C. Ansley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paul Hinman, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of DONALD B. ANSLEY, and who acknowledged he/she/they executed the same as the free act and deed of the said DONALD B. ANSLEY.

Witness my hand and official seal, this the 29th of April, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

JORDAN T. MYERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 01/08/2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EMILY C. ANSLEY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of April, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Please Return to:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Ryan Lux, a notary public for this county and state, Leslie Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: _____.

Notary's Seal (If on paper)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024