WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $74,000.00

Marlyn D. Garwood
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF MAY, 2001.

Tracey Trumpbour
Notary Public

MY COMMISSION EXPIRES: 3/23/02
(AFFIX SEAL)

TRACEY TRUMPBOUR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 05/08/01 16:21 2pgs
Fees:11.00 Taxes:273.80
20010508-0047743

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
1301 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marlyn D. Garwood	Suntrust Bank	MAP 86
(NAME) 120 Thistle Lane	(NAME) 201 Fourth Avenue North/ 7th Floor	GROUP 14-0-A
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Nashville Tennessee 37219	PARCEL 120
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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,

JOAN C. SHELTON, UNMARRIED,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MARLYN D. GARWOOD AND EDITH K. GARWOOD, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit No. 120 on the Plan of Hermitage Meadows, Stage One, as of record in Plat Book 5200, Page 507, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Joan C. Shelton , unmarried by deed from Jane Barry-Grumke, unmarried of record in Deed Book 8157, page 843, Register's Office for said County.

This conveyance is subject to By Laws of record in Book 6034, page 383; Book 760, page 612, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 6034, page 365, Register's Office for said County.

This conveyance is subject to easements of record in Book 4419, page 230; 6164, page 436 and Charter for HOA in Book 6034, page 376; Book 7466, page 25; Book 8275, page 843, Register's Office for said County.

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

unimproved ☐

This is improved ☒ property, known as 120 Thistle Lane, Hermitage, TN 37076

(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 4th day of May, 2001.

Joan C. Shelton

STATE OF TENNESSEE
COUNTY OF WILSON

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

Witness my hand and official seal this 4th day of May, 2001.

My Commission Expires 3/23/02

Notary Public

TRACEY TRUSLOW NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

File Number2103368

RETURN TO:
KIMIE PERRY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122