WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$130,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 DAY OF February, 2002.

Notary Public

MY COMMISSION EXPIRES: July 24, 2005
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Franklin Title & Escrow, LLC, 137 Third Ave. N, Franklin, TN, 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Phyllis Annette Garrison	Phyllis Annette Garrison	150-01-0-286.00
(NAME)	(NAME)	
2933 Cherry Hills Drive	2933 Cherry Hills Drive	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/WE,

Margaret Rose Edison, unmarried

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

Phyllis Annette Garrison, unmarried,

HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN ~~SUMNER~~ DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 297 on the Plan of Cherry Hills Subdivision, Section VI, as of record in Plat Book 4300, page 176, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Margaret Rose Edison, unmarried, by deed from Steven L. Edison dated October 26, 1987 and filed for record in Book 7619, page 594, Register's Office for Davidson County, Tennessee.

The property described herein is subject to any declarations, covenants, conditions, restrictions and/or easements as of record in said Register's Office, as well as the following restrictions, if any: 2002 taxes and all subsequent years are a lien but not yet due and payable; any and all matters as shown on the plan of record in Plat Book 4300, page 176, said Register's Office; and restrictions as of record in Book 6436, page 644; Book 6436, page 642; Book 5405, page 344; Book 5291, page 695; Book 5009, page 329; Book 4862, page 670; Book 4728, page 118; Book 4728, page 116; Book 4622, page 220; Book 4579, page 841; Book 4512, page 212; Book 4317, page 574; Book 4178, page 786 and Book 4128, page 275, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 2933 Cherry Hills Drive, Antioch, TN 37013
(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 hand this 5 day of February, 2002.

Margaret Rose Edison
Margaret Rose Edison

Davidson County DEEDWARR
Recvd: 02/11/02 09:40 2pgs
Fees:13.00 Taxes:481.00

20020211-0017770

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Margaret Rose Edison, unmarried with whom I am personally acquainted (or who proved to be on the basis of satisfactory evidence) that he/she/they executed the within instrument for the purposes contained therein.

Witness my hand and official seal at office this 5 day of February, 2002.

Commission expires: July 24, 2005

Notary Public

