WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/06/02 10:52 2pgs
Fees:13.00 Taxes:321.90

20020606-0068835

Return to:
Escrow Services of Tennessee, LLC
100 Winner's Circle, #150
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,000.00

Teresa Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF SEPTEMBER, 2001

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

GEORGE R. WOODS JR. NOTARY PUBLIC AT LARGE EXPIRES: JULY 23, 2002 DAVIDSON COUNTY TENN.

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Yottie M. Parker	ABN AMRO Mortgage Group Inc.	075-13-0
(NAME)	(NAME)	
125 Bonnabrook Drive	2600 Big Beaver Rd.	104 00
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Troy, MI 48084	
(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, **Thomas L. Garrett and Linda E. Reeves and Robert E. Garrett and Charles Wayne Garrett and Howard Keith Garrett and Terry Keup**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Yottie M. Parker**, 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:

Land in Davidson County, Tennessee, being Lot No.307 on the Plan of Hermitage Hills, Section IV, of record in Plat Book 2900, Page 136, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Thomas L. Garrett and Linda E. Reeves and Robert E. Garrett and Charles Wayne Garrett and Howard Keith Garrett and Zona F. Keup by deed of record in Book 9699, Page 91, Register's Office for Davidson County, Tennessee. The said Zona F. Keup having since died. Said property is vested in Terry Keup. See attached heirship affidavit and quit claim deed.of record in Instrument 20020606-0068831 and Instrument 20020606-0068832.
This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Robert E. Garrett by Linda E. Reeves as his Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument 20020606-0068834, in the Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Howard Keith Garrett by Thomas L. Garrett as his Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument 20020606-0068833, in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **125 Bonnabrook Drive, 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 28th day of September, 2001.

Robert E. Garrett By Linda E. Reeves
Robert E. Garrett
By: Linda E. Reeves, Attorney-in-Fact

Thomas L. Garrett
Thomas L. Garrett

Charles Wayne Garrett

Linda E. Reeves
Linda E. Reeves

Terry Keup
Terry Keup

Howard Keith Garrett By Thomas L. Garrett
Howard Keith Garrett
By: Thomas L. Garrett, Attorney-in-Fact

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 Thomas L. Garrett and Linda E. Reeves and Terry Keup and Charles Wayne Garrett the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch, Tennessee, this 28th day of September, 2001.

Commission expires:

Notary Public

LORI HOLLOWAY NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.
My Commission Expires Oct. 9, 2003

State of Tennessee County of Davidson

On this 28th day of September, 2001 before me personally appeared Thomas L. Garrett, the person who executed the foregoing instrument on behalf of Howard Keith Garrett, and acknowledged that he executed the same as the free act and deed of the said Howard Keith Garrett, through Power of Attorney granted him, by the said Howard Keith Garrett.

Commission Expires:

Notary Public

LORI HOLLOWAY NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.
My Commission Expires Oct. 9, 2003

State of Tennessee County of Davidson

On this 28th day of September, 2001 before me personally appeared Linda E. Reeves, the person who executed the foregoing instrument on behalf of Robert E. Garrett, and acknowledged that she executed the same as the free act and deed of the said Robert E. Garrett, through Power of Attorney granted her, by the said Robert E. Garrett.

Commission Expires:

Notary Public

LORI HOLLOWAY NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.
My Commission Expires Oct. 9, 2003