WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/05/04 10:32 2pgs
Fees:13.00 Taxes:1017.50

20040305-0025337

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

FILE BOX 19B
04-02-038-D

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 3rd day of March, 2004.

KATHY SNIDER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN Exp. 5/28/06

Notary Public

My Commission Expires: _____ (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 102, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
SAMUEL JONATHAN GARRETT AND CATHERINE S. GARRETT	FIRST HORIZON HOME LOAN CORP., D/B/A FIRST TENNESSEE HOME LOANS	142-16-A
(NAME) 625 Dorshire Lane	(NAME) 4000 Horizon Way	49.00
(ADDRESS) Nashville, TN 37221	(ADDRESS) Irving, TX 75063	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **BETTY KIRSHNER, A WIDOW, NOW UNMARRIED**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **SAMUEL JONATHAN GARRETT AND WIFE, CATHERINE S. GARRETT**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 49, as shown on the plat of Devon Park, Phase II, a Planned Unit Development of record in Book 6250, Page 432, in the Register's Office for Davidson County, Tennessee, reference being made for a more particular description therein.

BEING the same property conveyed to BETTY KIRSHNER as surviving Tenant by the Entirety, by Deed from GREG SEAT, of record in Book 7219, Page 439, Register's Office for Davidson County, Tennessee. THE SAID EARL KIRSHNER having since died.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of Devon Park, of record in Book 6541, Page 542, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: 625 Dorshire Lane, Nashville, TN, 37221.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, my hand, this 3rd day of March, 2004.

Betty Kirshner
BETTY KIRSHNER

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 **BETTY KIRSHNER, A WIDOW, NOW UNMARRIED**, the bargainor(s), 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 at Brentwood, Tennessee, this 3rd day of March, 2004.

My Commission Expires: 03/31/07

Notary Public

PETER WEISS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.