WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/13/04 15:02 2pgs
Fees:13.00 Taxes:658.60

20040913-0110338

KANDACE N. TOMES
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

STATE OF TN
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$178,000.00**

Susan Mott
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF AUGUST, 2004.

Notary Public

MY COMMISSION EXPIRES 03/04/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lender's Title and Escrow, LLC, 810 Crescent Centre Drive, Suite 250, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vanessa Handrick-Garner	Vanessa Handrick-Garner	155-8-A-60.00CO
(NAME)	(NAME)	
305 Hollow Tree Court	305 Hollow Tree Ct.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37221	
(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, G. Bryant Garner and wife, Sandra K. Garner, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Vanessa Hendrick-Garner, 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 Lot No. 60 on the plan of Poplar Creek Etates, Phase 1, as of record in Plat Book 6250, page 647, 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 G. Bryant Garner, and wife Sandra K. Garner by Deed from David A. Hogan and wife, Kathryn G. Hogan dated February 29, 1996 and filed for record in Book 9965, page 12, Register's Office for Davidson County, Tennessee.

Said property herein described is subject to the following, including but not limited to declarations, conditions, covenants, restrictions, agreements, easements and/or encroachments of record in said Register's Office:

a) Declaration of Covenant, Conditions and Restrictions as of record in Book 6474, page 346; Book 6486, page 587; Book 6662, page 433; Book 6804, page 536; Book 6987, page 966; Book 7270, page 648; Book 7964, page 33 and Book 9472, page 824, said Register's Office.

b) Restrictions contained in or reference through derivation in the deed from Morris A. Webb and wife, Eddie M. Webb to Poplar Creek Development Company as of record in Book 6613, page 529, said Register's Office.

c) Charter for Poplar Creek Estates Homeowners' Association as of record in Book 7120, page 125, said Register's Office.

d) Storm Water Detention Agreement as of record in Book 7099, page 299, said Register's Office.

e) Any and all matters as shown on the plan of record in Book 6250, page 647, Register's Office for Davidson County, Tennessee.

f) Agreement for Dedication of Easement for public water lines granted to Harpeth Valley Utilities District of record in Book 4817, page 784, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 305 Hollow Tree Ct., Nashville, TN 37221
(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.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 27th day of August, 2004.

G. Bryant Garner by Julia Jackson attorney in fact

G. Bryant Garner

Sandra K. Garner by Julia Jackson attorney in fact

Sandra K. Garner

STATE OF TN

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainors, G. Bryant Garner,* and wife Sandra K. Garner,* with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

* by Julia Jackson, attorney in fact

Witness my hand and official seal at office this the 27th day of August 2004.

Commission expires: 03/09/07

Notary Public

KANDACE N. TOMES
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.