This instrument prepared by:
TrustLand Title & Escrow, LLC
1720 West End Avenue Suite 400
Nashville, TN 37203
(615) 522-0140 Box 32

File No.: **06-1041**

Davidson County DEEDWARR
Recvd: 01/31/06 15:25 2 pgs
Fees:13.00 Taxes:418.10
20060131-0012163

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged **Andrea Nickens Sanford, and husband, Timothy C. Sanford, ("Seller"),** has bargained and sold, and by these presents does transfer and convey unto **John T. Garrison and Judy Hale Garrison, husband and wife ("Buyer"),** and Buyer's successors and assigns all of Seller's interest in a certain tracts of loan located in **Davidson** County, **Tennessee**, to wit:

Land in Davidson County, Tennessee, Being Lot No. 39 on the Plan of Martinwood Heights, of record in Plat Book 2133, page 63, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Otto C. Cato and wife, Lena Jones Cato, by deed from Eddie R. Jones and wife, Bette C. Jones, of record in Book 3342, page 221, Register's Office for Davidson County, Tennessee, the said Otto C. Cato having predeceased Lena Jones Cato, and being the same property inherited by Brenda Cato Street from Lena Cato Jones pursuant to her Last Will and Testament, of record in Book 10770, page 399, Register's Office for Davidson County, Tennessee. Being further conveyed as to a one-half (1/2) to Andrea Nickens, the daughter of Brenda Cato Street who died intestate in Davidson County, Tennessee on September 23, 1997, and the remaining one-half (1/2) interest being inherited by Johnny B. Street, husband of Brenda C. Street. Johnny B. Street conveyed his one-half (1/2) interest to Andrea Nickens, by Quit Claim Deed dated January 26, 1998, of record in Book 10770, page 402, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

TIMOTHY C. SANFORD JOINS IN THIS CONVEYANCE FOR THE EXPRESS PURPOSE OF RELINQUISHING ALL HIS RIGHT, TITLE AND INTEREST TO SAID PROPERTY, MARITAL OR OTHERWISE.

Parcel ID # **Map 95 Group 12 Parcel 118**
☒ Improved OR
☐ Unimproved property located at: **2628 Lakeland Drive, Nashville, TN 37214**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Witness our hands on this the **31st** day of **January, 2006.**

Andrea Nickens Sanford
Andrea Nickens Sanford

Timothy C. Sanford
Timothy C. Sanford

STATE OF **TENNESSEE** COUNTY OF **DAVIDSON**

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Andrea Nickens Sanford and Timothy C. Sanford**to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal on this the **31st** day of **January, 2006,**

C. M. Corriveau

Notary Public

My Commission Expires:

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 21, 2009

****

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$113,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

John T. Garrison

Affiant

Subscribed and sworn to before me on this the **31st** day of **January, 2006.**

C. M. Corriveau

Notary Public

My Commission Expires: _____

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 21, 2009

****

Owner's Name: **John T. Garrison and Judy Hale Garrison**

and Address: ~~2016 Lakelimit Drive, Nashville, TN 37214~~

763 Fitzpatrick Road
Nashville, TN 37214

Mail tax bills to, (Person or Agency responsible for payment of taxes)
New Owner