WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF **Davidson**
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE **12th** DAY OF **May, 2006**

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

SHEILA McCORD NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN. MY COMM. EXP. 3-4-2007

Davidson County DEEDWARR
Recvd: 05/25/06 12:55 2 pgs
Fees:13.00 Taxes:627.15

20060525-0061616

WARRANTY DEED

This Instrument Prepared By:
Commerce Union Title LLC
5200 Maryland Way Suite 110, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Peter M. McKenzie and Miranda Anne McKenzie	~~Countrywide Home Loans, Inc.~~	**61-11 306.00**
(NAME) 9831 Rio Grand St.	(NAME) SAME	
(ADDRESS) Ventura, CA. 93004	(ADDRESS)	
(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, **Kenneth Garrison ,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Peter M. McKenzie and Miranda Anne McKenzie,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF **TN**, DESCRIBED AS FOLLOWS, TO-WIT:

Lot 2, GREENLAND TRACT OF RESUBDIVISION OF LOT 9, as shown on plat of record in Plat Book 5190, Page 362, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Robert B. Beck and wife, Martha Lu Beck to Kenneth Garrison, married as recorded on the 26th day of October, 2004 in Instrument No. 20041026-0128590 and Warranty Deed from Providence Properties, LLC to Robert B. Beck and wife, Martha Lu Beck as recorded on the 20th day of December, 2001 in Instrument No. 20011220-0140703, in the Register's Office of Davidson County, Tennessee. Bonnie Garrison, spouse of Kenneth Garrison, joins in the execution of this instrument for the purpose of conveying any marital interest she may have to said property.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **1119A Greenland Ave., Nashville, TN 37216**
(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.

IN WITNESS WHEREOF, this instrument has been executed on this the **12th** day of **May, 2006**.

Kenneth Garrison
KENNETH GARRISON

Bonnie Garrison
BONNIE GARRISON

STATE OF Michigan
COUNTY OF Oakland

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named Kenneth Garrison and Bonnie Garrison, with whom I am personally acquainted and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the day **12th** of **May, 2006**.

Diana L. Walls
NOTARY PUBLIC Diana L. Walls

My commission expires: Aug. 30, 2011

