File No. 271000434

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF OCTOBER, 2007.

Notary Public

MY COMMISSION EXPIRES: ~~June 22, 2009~~ 5/24/08
(AFFIX SEAL)

PATRICIA G. HODGES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney - Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Pamela Wipf	CTX Mortgage Company	Map 87-0-0A Parcel 073.00 CO
(NAME)	(NAME)	
5711 Briarwick Court	512 Autumn Springs Court	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37122	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we **Sandra L. Garrett, a single person and David R. Garrett, a single person as tenants with right of survivorship**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Pamela Wipf, unmarried**, HEREINAFTER CALLED THE GRANTEE, HER 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 all of Lot No. 74 on the Final Plat of Farmingham Woods, Phase II, Section 2, of record in Book 7900, page 424, Register's Office for said County, to which reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Sandra L. Garrett, a single person and David R. Garrett, a single person as tenants with right of survivorship, by Quitclaim Deed, dated December 23, 1997 from Robert Leon Murdock and wife Mary Aileen Murdock and Sandra L Garrett, and filed of record in Book 10739, page 606, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Robert Leon Murdock and wife Mary Aileen Murdock and Sandra L Garrett by Warranty Deed from Phillips Builders, Inc., dated April 22, 1993, and filed of record in Book 8926, page 265, Register's Office for said County.

This property is subject to: County of DAVIDSON taxes for the year 2008 and subsequent years; Declaration of Covenants, Conditions and Restrictions of record in Book 8238, page 176, amended in Book 8702, page 525, said Register's Office; Subject to any and all matters as set forth per Plat Book 7900 and Page 424; all in the Register's Office of Davidson County, Tennessee.

This conveyance is further 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.

unimproved ☐

This is improved ☒ property, known as 5711 Briarwick Court, Hermitage, TN 37075
(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 GRANTEE, her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, her 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.

Davidson County DEEDWARR
Recvd: 03/17/08 15:13 2 pgs
Fees:13.00 Taxes:591.63
20080317-0026876

Witness my/our hands this 26th day of October, 2007.

Sandra L. Garrett

David R. Garrett

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named, Sandra L. Garrett and David R. Garrett, 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 at office this 26th day of October, 2007.

Commission expires: June 22, 2009

Linda V. Jones Notary Public

(seal)

File Number: 271000434

RETURN TO:
Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds