Davidson County DEEDWARR
Recvd: 02/05/09 09:39 2 pgs
Fees:13.00 Taxes:493.75

20090205-0009842

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $133,445.00

Affiant

Subscribed and sworn to before me, this 23rd day of January, 2009.

Notary Public
My commission expires:

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires

Return to:
SIDWELL, BARRETT & WELCH, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

02-0812-46341

Address of New Owner:	Send Tax Bills to:	Tax Information
Benny A. Garner 252 Sunrise Avenue Nashville TN 37211	New Owner	133-02-0-005.00 2008 2009

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Matthew C. Crouse and wife, Elizabeth R. Shadbolt, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Benny A. Garner and Corry M. Garner, Husband and Wife, and Benny H. Garner and Sandra A. Garner, Husband and Wife, tenants in common with rights of survivorship, hereinafter called the Grantees, their successors 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 Lot No. 19, on the Plan of William Lee's Subdivision of the Roth Property, of record in Book 1130, Page 67, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Matthew C. Crouse and wife, Elizabeth R. Shadbolt by deed from L. H. Coleman and wife, Anne Marie Coleman and Paul H. Coleman, unmarried, dated February 21, 2002, recorded March 1, 2002, of record in Instrument No. 20020301-0026254, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 252 Sunrise Avenue, Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this 23rd day of January, 2009.

Matthew C. Crouse

Elizabeth R. Shadbolt

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Matthew C. Crouse and Elizabeth R. Shadbolt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 23rd day of January, 2009.

State of Tennessee at Large

My Commission expires

1/23/10

STATE OF TENNESSEE NOTARY PUBLIC