File No. 290400378

WARRANTY DEED

RECORD AND RETURN TO:
SUMNER TITLE & ESCROW LLC
131 INDIAN LAKE BLVD #200
HENDERSONVILLE TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF MAY, 2009.

Notary Public

MY COMMISSION EXPIRES: October 23, 2012.
(AFFIX SEAL)

DEBBIE A. TREADWAY NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY, TN My Commission Expires May 23, 2009

BILL GARRETT, Davidson County
Trans:T20090031981 DEEDWARR
Recvd: 05/14/09 13:46 2 pgs
Fees:13.00 Taxes:407.00
20090514-0044449

THIS INSTRUMENT WAS PREPARED BY
Stewart Title of Tennessee, Inc.
Sidwell, Barrett, & Welch, PC
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael L. Webb	Myers Park Mortgage, Inc.	019-13-0-039.00
(NAME) 115 Myers Avenue	(NAME) 141 Providence Rd.	
(ADDRESS) Goodlettsville, TN 37072	(ADDRESS) Charlotte, NC 28207	
(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(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Macy E. Garrett, unmarried**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Michael L. Webb, unmarried**, hereinafter called the grantee(s), I 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 Lot No. 15 and the easterly 16 feet of Lot No. 16, as shown on the Map entitled the Plan showing the Subdivision of Part of the W. B. Myers Home Place, of record in Plat Book 547, Page 41, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

SAID Lot No. 15 and the Easterly part of Lot No. 16 front together 66 feet on the Southerly side of Myers Avenue and run back 136.5 feet on the Easterly line and 142 feet on the Westerly line to an alley and measures 66 feet thereon.

BEING the same property conveyed to Macy E. Garrett by Quitclaim Deed from Macy E. Garrett and husband Robert C. Goodwin and Larry D. Craig, Trustee of record in Instrument No. 20080305-0021857 on 03/04/2008 and filed for record on 03/05/2008, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

All matters as set forth per Plat Book 547, Page 41, Register's Office for 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 115 Myers Avenue, Goodlettsville, TN 37072
(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(S), I heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), I 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/our hands this 8th day of May, 2009.

Macy E. Garrett

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Macy E. Garrett the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 8th day of May, 2009.

Commission expires: October 23, 2012

KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Kim Gillespie Notary Public

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RETURN TO:

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Hendersonville, TN 37075