STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF December, 2009.

Notary Public
MY COMMISSION EXPIRES: 10/23/2012
File No. G9-9010D

BILL GARRETT, Davidson County
Trans:T20090083999 DEEDWARR
Recvd: 12/14/09 11:17 2 pgs
Fees:13.00 Taxes:148.00
20091214-0113682

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Christopher D. Claudel, unmarried (NAME)	~~Same~~ New Owner (NAME)	44-15-428
~~807~~ 805 Riverside Drive (STREET ADDRESS)	(STREET ADDRESS)	
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Robert Roy Garrison and Patricia Garrison, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christopher D. Claudel, unmarried**, HEREINAFTER CALLED THE GRANTEES, THEIR 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. 190A on the plan of SECTION A, RESUBDIVISION OF LOT 190A AND191A, VILLAGE OF OLD HICKORY, as shown by plat of record in Instrument No. 200911090103381, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Robert Roy Garrison and Patricia Garrison, husband and wife from Edward L. Chandley, Jr., Margarette Chandley Dorris, Minta Chandley Jackson, Jean Chandley George and Ann Chandley Reeves, by Deed dated December 12, 1990, in Book 8257, Page 606, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2009 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 807 Riverside Drive, Old Hickory, TN 37138.

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. Whenever 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 hand(s) this 7th day of December, 2009.

Robert Roy Garrison
Robert Roy Garrison

December 07, 2009
Date

Patricia Garrison
Patricia Garrison

December 07, 2009
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Robert Roy Garrison and Patricia Garrison, husband and wife, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 7th day of December, 2009

My Commission Expires: 3/20/10

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.ASSOCIATES.PLLC.
P.O. BOX 663
GALLATIN, TN 37066