File No. 210050136

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100034289 DEEDWARR
Recvd: 06/07/10 09:55 2 pgs
Fees:13.00 Taxes:1184.00
20100607-0043862

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF MAY, 2010.

Notary Public

MY COMMISSION EXPIRES: 8-19-13

(AFFIX SEAL)

M. L. HICKERNELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason Garner	NEW OWNER	160-12-157
(NAME)	(NAME)	
5525 Granberry Heights Drive		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, **WE, Ben A. Muse and wife, Connie Muse**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Jason Garner and Heidi Garner, husband and wife**, hereinafter called the grantee(s), 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 D on the Plan of Addition to Granberry Heights, as of record in Plat Book 5210, Page 345, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Ben A. Muse and wife, Connie Muse, by Deed from David E. Rogers and wife, Sandra E. Rogers, dated August 13, 1999, filed for record on August 20, 1999, of record in Book 11628, Page 583, Register's Office for Davidson County, Tennessee.

Taxes for the year 2010 and subsequent years, a lien, not yet due and payable.

All matters as set forth on the plat of record in Plat Book 5210, Page 345, said Register's Office.

Restrictive Covenants of record in Deed Book 5728, Page 971, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6897, Page 23, said Register's Office

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 5525 Granberry Heights Drive, Brentwood, TN 37027
(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), THEIR 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), 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/our hands this 26th day of May, 2010.

Ben A. Muse

Connie Muse

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Ben A. Muse and Connie Muse, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand at office this 26th day of May, 2010.

Commission expires: 4-12-14

Notary Public

KIMBERLY D. HICKS
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

File Number: 210050136

RETURN TO: