WARRANTY DEED

STATE OF TN
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF DECEMBER, 2010.

Notary Public

MY COMMISSION EXPIRES: 5/17/2014 (AFFIX SEAL)

DANNY L. SMITH STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Legacy Title and Escrow, LLC
1800 S. Rutherford Blvd., Suite 104
Murfreesboro, TN 37130
from information provided by the parties.

BILL GARRETT, Davidson County
Trans:T20110002018 DEEDWARR
Recvd: 01/10/11 14:38 2 pgs
Fees:13.00 Taxes:481.00
20110110-0002758

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Scott Garrett	U.S. Bank National Association	44-14-0-96.00
(NAME)	(NAME)	
909 Fowler St.	3180 Rider Trail S	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Earth City, MO 63045	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, WE, **Wilma B. Ollis and husband, Ricky D. Ollis and Hannah Garret f/k/a Hannah L. Thompson and husband, Scott A. Garrett**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Scott A. Garrett, a married man**, 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:

Being Lot No. 81 on the Map of Rolling Green Subdivision, Section 1, as shown on plat of record in Plat Book 1424, Page 75, in the Register's Office of Davidson, Tennessee.,

Said Lot No. 81 fronts 94.0 feet on the easterly side of Fowler Street and runs back between parallel lines 172.5 feet to a dead line.

This being the same property conveyed to Wilma B. Ollis and Hannah L. Thompson, as joint tenants with rights of survivorship by Warranty Deed from Lori C. Buckner, dated June 15, 2005, filed of record on June 21, 2005, in Instrument No. 20050621-0071131, in the aforesaid Register's Office.

This conveyance is made subject to subdivision restrictions, building lines and easements of record in Plat Book 1424, Page 75, in the aforesaid Register's Office; and the 2010 County Taxes.

unimproved ☐

This is improved ☒ property, known as 909 Fowler St., Old Hickory, TN 37138

(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 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. 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 our hands this 3rd day of December, 2010.

Ricky D. Ollis

Wilma B. Ollis

Scott A. Garrett

Hannah Garrett

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, a Notary Public of said County and State, Wilma B. Ollis, Ricky D. Ollis, Hannah Garrett and Scott A. Garrett, the within named bargainor, 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 foregoing instrument for the purposes therein contained as his/her/their free act and will.

Witness my hand and official seal at Mt. Juliet, Tennessee this 3rd day of December, 2010.

Commission expires:
5/17/2014

Notary Public

DANNY L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY