39-B

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110046698 DEEDWARR
Recvd: 08/01/11 15:19 2 pgs
Fees:13.00 Taxes:832.50
20110801-0058969

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSPER IS $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **28th** day of **July, 2011**

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert John Garrison and Megan Anne Garrison	PINNACLE NATIONAL BANK	**17203A03800CO**
(NAME) 1208 Pineview Lane	(NAME) 150 3rd Avenue, South #900	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Nashville, TN 37201	
(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 hereby acknowledged, I/WE, **Thomas McCloud and wife, Holly McCloud**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Megan Anne Garrison and Robert John Garrison, wife and husband, 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:

Lot No. 38, Phase 1, Section 1, Plan of the Woodlands, as shown by Plat of record in Plat Book 6900, pages 498-499, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said Lot.

Being the same property conveyed to Thomas McCloud and wife, Holly McCloud by Special Warranty Deed from Federal Home Loan Mortgage Corporation recorded 2/05/09 in Instrument No. 20090205-0010042, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1208 Pineview Lane, 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 and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 **28th** day of **July, 2011**

Thomas McCloud

Holly McCloud by Thomas McCloud as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, **Thomas McCloud** , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **28th** day of **July, 2011**

Notary Public

Lisa M Sheppard State of Tennessee Notary Public Rutherford County

My commission expires: 6-30-14

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 29h day of July 2011, before me personally appeared Thomas McCloud, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Holly McCloud, and who acknowledged that she executed the same as the free act and deed of the said Holly McCloud by virtue of a Power of Attorney, duly executed by the said, and appearing of record in Book *, page _____, said Register's Office.

Witness my hand and official seal this 29th day of July, 2011.

NOTARY

My Commission Expires: 6-30-14

* 20110801 0058968

Lisa M Sheppard State of Tennessee Notary Public Rutherford County