(1)

Mail To:
1804 W... Ste 20
Br...7027

# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120051226 DEEDWARR
Recvd: 07/12/12 10:25 2 pgs
Fees:13.00 Taxes:1276.50
20120712-0061183

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00

Affiant

Subscribed and sworn to before me, this 29th day of June, 2012.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL) 9-23-13

ALICIA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

| ADDRESS NEW OWNERS AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Philip H. Garrott | New Owner | 083 10 0B |
| (NAME) | (NAME) | (MAP) |
| 1811 Forrest Avenue | | 001.00 |
| (ADDRESS) | (ADDRESS) | (PARCEL) |
| Nashville, TN 37206 | | |
| (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 consideration, the receipt of which is hereby acknowledged, I/we, **Justin Emmanuel and Anthony Emmanuel**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Philip H. Garrott and Kimberly K. Paler, both unmarried,** hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

A certain condominium apartment in Davidson County, TN, described as Unit A of 1811/1813 Forrest Avenue Townhomes, a Condominium, a Horizontal Property Regime, located in Nashville, TN, as shown in Exhibit "A" to the Master Deed of record in Instrument No. 20070712-0082822, and described in the Master Deed recorded in Instrument No. 20070712-0082822, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of 1811/1813 Forrest Avenue Townhomes, Condominium Apartments contained in the Master Deed recorded in located in Nashville, TN, as shown and described in a Master Deed recorded in Instrument No. 20070712-0082822, and By-Laws appended thereto, Register's Office for Davidson County, TN, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being part of the property conveyed to Justin Emmanuel and Anthony Emmanuel, by deed dated April 28, 2005, from March Egerton, married, of record in Instrument No. 20050503-0049406, Register's Office for Davidson County, TN.

This property is not now, nor has it ever been used as the primary residence of the Grantors.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 1811 Forrest Avenue, Nashville, Tennessee 37206

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 my/our hand(s) this 29th day of June, 2012.

Justin Emmanuel

Anthony Emmanuel

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Justin Emmanuel; Anthony Emmanuel with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 29th day of June, 2012.

Notary Public

John M. Wells
State of Tennessee Notary Public
Davidson County

My Commission Expires: 7/6/2015