BILL GARRETT, Davidson County Trans:T20120052393 DEEDWARR Recvd: 07/17/12 08:44 3 pgs Fees:18.00 Taxes:40.70 20120717-0062630	State of Tennessee County of Sumner THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $11,000.00 SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF July, 2012. Notary Public MY COMMISSION EXPIRES: 9-18-12

DAVID KIMBROUGH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

This instrument prepared by:
Freedom Title Services, LLC, 109 Hazel Path, Ste. 2, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
TIMOTHY & THERESA GARRETT	NEW OWNER	007-00-0/221.00
(NAME)	(NAME)	
1922 Tinnin Rd.		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

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 ACKNOWLEGED, WE, **MAGNOLIA STATION HOMEOWNERS' ASSOCIATION, INC.**, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TIMOTHY GARRETT and THERESA GARRETT, husband and wife**, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT A ATTACHED HERETO

This is unimproved property, known as 1.88 Acres on Tinnin Rd., Goodlettsville, TN 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantee. Grantors covenant with Grantee that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness our hands this 13th day of July, 2012

MAGNOLIA STATION HOMEOWNERS' ASSOCIATION, INC.

BY: VICTOR CUNNINGHAM, PRESIDENT

BY: EVELYN WILLIAMS, SECRETARY

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, VICTOR CUNNINGHAM, as President and EVELYN WILLIAMS, as secretary of MAGNOLIA STATION HOMEOWNERS' ASSOCIATION, INC. with whom I am personally acquainted, and made oath that they, with full authority so to do, executed the foregoing instrument by signing the name of the Corporation, as such President and Secretary, as a free act and deed of the Corporation and for the purposes therein contained.

DONE at offices in HENDERSONVILLE, TENNESSEE, on this the 13th day of JULY, 2012.

NOTARY PUBLIC
My commission expires: 9-18-12

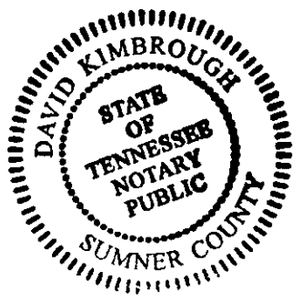


EXHIBIT A
LEGAL DESCRIPTION

A tract of land the 10th Councilmanic District of Davidson County, Tennessee,

Beginning at an iron pin (old), the southeast corner of Lot 14, Hudgin Acres Estates, being a plat of record in Book 7900, Page 99, RODCT, in the westerly boundary of Lot 89, of Grizzard manor, Section IV, being a plat of record in Book 4675, Page 156, RODCT, the northeast corner of this tract, and continuing, as follows:

S 48°03'08" W, passing a common corner of said Lot 89 and Lot 90, and continuing on passing a common corner of Lot 90 and 91, and continuing on in all, 562.29 feet to a point in the westerly boundary of said lot 91, a corner of a tract of land which belongs to Magnolia station Condominiums, having a deed reference in Instrument Number 20030827-0124444, RODCT; thence, N 42°31'13" W, 19.70 feet to an iron pin (old), in the northerly boundary of said tract of land which belongs to magnolia Station Condominiums, a corner of a Lot 2, of Wilford Bailey Property, 1st Revision, being a plat of record in Book 11700, Page 149, RODCT; thence with the boundary of said Lot 2, as follows: N 48°03'08" E, 195.08 feet to an iron pin (old); thence, N 42°41'27" W, 110.99 feet to an iron pin (old); thence, S 86°33'24" W, 239.08 feet to an iron pin (old), in the northerly boundary of said Lot 2, a corner of lot 1, of Wilford Bailey Property, 1st Revision; thence, N 03°50'03" W, 126.75 feet to an iron pin (old), a corner of said Lot 1, in the southerly boundary of a tract of land which belongs to Anthony L. Locke, having a deed reference in Book 10494, Page 708, RORCT; thence, N 86°29'54" E, passing a common corner of said tract of land which belongs to Anthony L. Locke, and said Lot 14, of Hudgin Acres Estates, and continuing on in all, 609.95 feet, to the point of beginning, containing **1.88 acres,** as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz and Associates, Inc., 4779 Highway 41 North, Springfield, Tennessee, 37172, dated November 4, 2011.

The above described tract of land may be found on Tax Map 7, Parcel 221, in the Tax Assessor's Office for Davidson County, Tennessee.

Being the same property conveyed to Magnolia Station Homeowners' Association, Inc. by Quitclaim Deed from Magnolia Properties, LLC, a Tennessee Limited Liability Company, dated November 11, 2011 and of record in Inst. No. 20111122-0091517, Register's Office for Davidson County, Tennessee.