BILL GARRETT, Davidson County
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FOUNDATION
TITLE & ESCROW SERIES, LLC
450 Saint Andrews Dr, Ste C
Murfreesboro, TN 37128

MRTG 12-2697

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $131,500.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 23rd day of July, 2012 Notary Public MY COMMISSION EXPIRES: 3/18/14 (AFFIX SEAL)

DAWN D. CHASE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 450 St. Andrews Drive, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James N. Garvin and Rachel J. Garvin	U.S. Bank National Association	182-6-A-398.00
(NAME)	(NAME)	
9028 Ristau Drive	3180 Rider Trail South	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Earth City, MO, 63045	
(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, **David P. Wiemers and Amanda J. Wiemers, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **James N. Garvin and Rachel J. Garvin, husband and wife**, 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:

Land in Davidson County, Tennessee, being Lot No. 335 on the Plan of Final Plat for Cluster Lot Subdivision, Old Hickory Hills, Phase Three, Section Two, as the same appears of record in Instrument No. 20070516-0058484, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to David P. Weimers and Amanda J. Weimers, husband and wife, by Warranty Deed from Greenvale Construction, LLC, dated August 20, 2009, in Instrument No. 20090825-0079752, Register's Office for 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 9028 Ristau Drive, Antioch, TN 37013

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 **23rd** day of **July, 2012**

David P. Wiemers

Amanda J. Wiemers

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, **David P. Wiemers and Amanda J. Wiemers**, 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 **23rd** day of **July, 2012**

Notary Public

My commission expires: 3/18/14

DAWN D. CHASE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY