File Box 8

PREPARED BY (AND RETURN TO):
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W & I Ref: 51464 (cwi)
Prepared from information furnished by the parties without benefit of title examination
Dav. Co. File: Box 8

BILL GARRETT, Davidson County
Trans:T20120064443 DEEDWARR
Recvd: 08/28/12 14:24 3 pgs
Fees:18.00 Taxes:407.00
20120828-0077625

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Bob Garrett Ann Garrett 126 Hearthstone Manor Circle Brentwood, TN 37027	SAME

TAX MAP-PARCEL NUMBERS: 142-08-B-063

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Ten Thousand and 00/100 Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Roy Suhadolnik and spouse Barbara A. Suhadolnik,** hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Bob Garrett and spouse Ann Garrett,** hereinafter called the **Grantee**, Grantee's heirs, or successors, and assigns, **a Forty Percent (40%) interest** in that certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Certain property in Davidson County, TN, described as Unit No. 25 of Hearthstone manor, a Horizontal Property Regime located in Brentwood, TN, together with Easements as shown on the plat of Condominium Site Plan of Phase II, Hearthstone Manor, recorded in Plat Book 6200, page 144, as amended in Book 6250, page 492, said Register's Office, and described in a Declaration of Covenants, Conditions and Restrictions as recorded in Book 6424, page 839, as amended in Book 6582, page 154, Book 6600, page 3, Book 6884, page 251, Book 6916, page 230, Book 7398, page 907, Book 7398, page 749, Book 7403, page 563, Book 11404, page 149 and amended and restated in Instrument No. 20060510-0054690, 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 Hearthstone Manor, contained in the Declaration of Covenants, Conditions & Restrictions recorded in Book 6424, page 839, as amended in Book 6582, page 154, Book 6600, page 3, Book 6884, page 251, Book 6916, page 230, Book 7398, page 907, Book 7398, page 749, Book 7403, page 563, Book 11404, page 149 and amended and restated in Instrument No. 20060510-0054690, said Register's Office, and By-Laws recorded in Book 7403, page 568 as amended in Instrument No. 20080624-0064983, said Register's Office, are incorporated herein and made a part hereof the same as though copied herein.

Being forty percent (40%) of the property conveyed to Roy Suhadolnik and spouse, Barbara A. Suhadolnik, by Warranty Deed from Larry L. Corn and spouse, Gay T. Corn, dated September 24, 2012 and recorded on September 27, 2012 of record as Doc. No. 20100927-0076726

Description Reference: This is the same description used in the prior deed.

This is improved property, known as: 126 Hearthstone Manor Circle, Brentwood, TN 37027

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF on August 24, 2012.

Roy Suhadolnik by Barbara A. Suhadolnik Attorney-in-fact

Roy Suhadolnik
By: Barbara A. Suhadolnik
Attorney in Fact - Grantor

Barbara A. Suhadolnik

Barbara A. Suhadolnik - Grantor

State of Tennessee
County of Davidson

Before me, the undersigned authority, personally appeared **Barbara A. Suhadolnik** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Witness my hand and seal on August 24, 2012.

Notary Public

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES: March 3, 2015

[Affix Notary Seal]

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Barbara A. Suhadolnik** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Roy Suhadolnik**, as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 24th day of August 2012.

Notary Public

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES: March 3, 2015

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 110,000.00

Bob Garrett
Affiant

Sworn and subscribed before me on August 24, 2012.

Notary Public

My Commission Expires:

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES:
March 3, 2015