Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Monique Garrett 3904 Park Avenue Nashville, TN 37209	NEW OWNER	09213000600

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $94,000.00

Monique Garrett
Affiant

Subscribed and sworn to before me, this the 8th day of October, 2012.

Notary Public

My Commission Expires: 12-03-13
(Affix Seal)

THOMAS SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans:T20120077077 DEEDWARR
Recvd: 10/10/12 14:05 2 pgs
Fees:13.00 Taxes:347.80
20121010-0092931

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Mary K. Ammons, a widow, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Monique Garrett ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee,** to wit:

Land in Davidson County, Tennessee, Being Lot No. 3 of Block 10, as shown on the Plan of Charlotte Park Company's Second Addition to Nashville, of record in Book 57, Pages 160 and 161, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Said Lot No. 3 fronts 50 feet of the Northerly side of First or Park Avenue and runs back between parallel lines 150 fee to an alley.

Being the same property conveyed to Randall R. Ammons and wife, Mary K. Ammons by Installment Deed from L. B. Jackson and wife, Carrie Jackson, recorded on the 15th day of August 1968 in Deed Book 4260, Page 137, in the Register's Office for Davidson County, Tennessee. The said Randall R. Ammons having since died on June 20, 1997.

Roger B. Ammons executed this instrument on behalf of Mary K. Ammons pursuant to the Power of Attorney, executed by Mary K. Ammons, dated October 3, 2012, of record in Instrument No. 20121010-0092930, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to (1) Property taxes for the year 2013, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to GRANTEES who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This is ☒ Improved OR ☐ Unimproved property located at: **3904 Park Ave, Nashville, TN 37209**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the said Grantee that he/she is lawfully seized in fee simple of the aforedescribed Real Estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **8th** day of **October, 2012.**

GRANTOR(S)

Mary K. Ammons by Roger B. Ammons attorney in fact

Mary K. Ammons by Roger B. Ammons, attorney in fact

STATE OF TENNESSEE **COUNTY OF DAVIDSON**

On this 8th day of October, 2012, before me persoanlly appeared Roger B. Ammons, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Mary K. Ammons, and who acknowledged that such person executed the same as the free act and deed of Mary K. Ammons.

WITNESS my hand, at office, this 8th day of October, 2012.

My Commission Expires: 12-03-13

THOMAS SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY