BILL GARRETT, Davidson County
Trans:T20120084389 DEEDWARR
Recvd: 11/05/12 13:29 2 pgs
Fees:13.00 Taxes:370.00

20121105-0101784

THIS INSTRUMENT PREPARED BY:
Robert F. Spann, Attorney
1312 Sixth Avenue, North
Nashville, TN 37208

WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$100,000.00**.

Charlotte L Garrison
Affiant

Sworn to and subscribed before me this 2 day of November, 2012.

Robert F Spann
NOTARY PUBLIC

My Commission Expires: 5-20-14

ROBERT F SPANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

ADDRESS - NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Charlotte L Garrison	Same	75-12A-121
304 Rural Hill Court		
Nashville, TN 37217		

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Tracy G. Morris and husband, Justin R. Morris**, hereinafter called "Grantor", have bargained and sold, and by these presents does transfer and convey unto **Charlotte L Garrison**, hereinafter called "Grantee", her heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 79 on the Map of Greer Meadows at Cedar Creek, Section 3, Phase 1, of record in Instrument No. 20010920-0101748, Register's Office for Davidson County, Tennessee, to which Plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Tracy B. Garrison and Justin R. Morris, by deed from Capitol Homes, Inc., of record in Instrument No. 20030814-0116903, Register's Office for Davidson County, Tennessee.

It is understood and agreed that Tracy B. Garrison and Tracy G. Morris are one in the same persons.
This is improved property known as 429 Scotts Creek Trail, Hermitage, TN 37076.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, her heirs and assigns forever; and Grantor does covenant with the said Grantee 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 Grantor does further covenant and bind ourselves, our heirs, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, her 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 hand this 7 day of November, 2012.

TRACY B. GARRISON

JUSTIN R. MORRIS

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, **Tracy G. Morris and Justin R. Morris**, the Bargainer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 7 day of November, 2012.

ROBERT F. SPANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires:
2-14