


(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $199,000.00

Hallie Starnes
Affiant

Subscribed and sworn to before me, this 16th day of November, 2012.

Lindsey G. Boswell
Notary Public

My commission expires: 8/23/16

**THIS INSTRUMENT PREPARED BY**
**McCann, Hubbard & Solomon**
**1804 Williamson Court, Suite 201**
**Brentwood, TN 37027**

**WARRANTY DEED**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Joshua M. Garrett**<br>**Megan C. Kirschbaum** | New American Mortgage, LLC | **Map\Parcel: 146-07-0-057.00** |
| **619 Farrell Parkway** | 841 Seahawk Circle | |
| **Nashville, TN 37220** | Virginia Beach, VA 23452 | |

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 ACKNOWLEDGE, WE,

**Marsha Reagan and Jeffrey L. Woods**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Joshua M. Garrett, an unmarried man, and Megan C. Kirschbaum, an unmarried woman**

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. 104 on the Plan of Section One, Revised, Crieve Hall Estates, as of record in Book 1835, Pages 122, 123 and 124, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said property.

Being the same property conveyed to William E. Woods and wife, Gwendolyn Woods by Warranty Deed from Norma Gayle Fletcher, a single woman, of record in Book 7944, Page 874, dated September 22, 1989, Register's Office for Davidson County, Tennessee. Gwendolyn Woods further conveyed her interest in said property by Quitclaim Deed to Marsha Reagan, of record in Instrument No. 20030415-0049706, dated April 8, 2003, Register's Office for Davidson County, Tennessee. Marsha Reagan, a married person, conveyed her interest in said property by Quitclaim Deed to Marsha Reagan and Jeffrey L. Woods, as tenants in common, of record in Instrument No. 20030903-0127486, dated August 20, 2003, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 1835, Page 122, 123 and 124, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 2046, Page 88 and Book 2396, Page 437, Register's Office for DAVIDSON County, Tennessee.
Sewer and Drainage Easement to Metro of record in Book 6288, Page 570, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

Davidson County DEEDWARR
Recvd: 11/19/12 11:40 3 pgs
Fees:18.00 Taxes:736.30
20121119-0106423

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 619 Farrell Parkway, Nashville, TN 37220.

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 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 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 my/our hand(s) this 16th day of November, 2012.

Marsha Reagan

Jeffrey L. Woods

*This property has been used for investment property only and has never been the marital residence of either grantor.

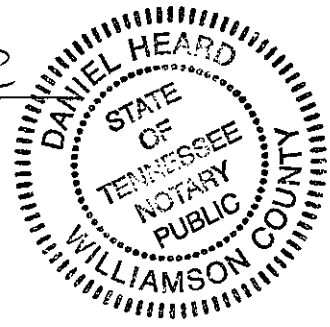
**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, a Notary Public of said County and State, Marsha Reagan and Jeffrey L. Woods, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of November, 2012.

Notary Public

My Commission Expires: 9-5-16




File #: **121043DH**
**RECORD & RETURN TO:**
**McCann, Hubbard & Solomon**
**1804 Williamson Court, Suite 201**
**Brentwood, TN 37027**

# Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Meghan G. Murphy a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/9/2014

MEGHAN G. MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY