BILL GARRETT, Davidson County
Trans: T20130033546 DEEDWARR
Recvd: 04/24/13 10:45 2 pgs
Fees: 13.00 Taxes: 157.25
20130424-0040627

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC
1720 West End Avenue
Nashville, Tennessee 37203
13-4645

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Michael Ray 2996 Americus Dr. Thompson Station, TN 37179	NEW OWNER	092-04-0-029.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $42,500.00

Affiant

Subscribed and sworn to before me, this the 23rd day of April, 2013.

Notary Public

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

THOMAS SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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 **Monique Garrett, an unmarried woman, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Michael Ray ("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 the Southerly half of Lot No. 21 on the Plan of Holt's Addition to Nashville, of record in Book 21, Page 33, Register's Office for Davidson County, Tennessee.

Said Southerly half of Lot No. 21 fronts 25 feet on the Westerly side of Warren, formerly Holt Street, and runs back between parallel lines 136 feet, more or less, to an alley.

Being the sane the same property conveyed to Monique Garrett, an unmarried woman by Warranty Deed from Gwendolyn F. Bryant, unmarried, dated April 23, 2013 of record in Instrument No. 20130424004062 6, filed in the 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 property located at: **911 Warren Street, Nashville, TN 37208**

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 **23rd** day of **April, 2013.**

GRANTOR(S)

Monique Garrett

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Monique Garrett** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained as her free Act and Deed.

Witness my hand and official seal on this the **23rd** day of **April, 2013.**

Notary Public

My Commission Expires: 12-03-13

