File box 8

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130036736 DEEDWARR
Recvd: 05/02/13 14:50 2 pgs
Fees: 13.00 Taxes: 681.91
20130502-0044553

CHRISTY W. IVEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$181,000.00~~ 184,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF APRIL, 2013.

Notary Public

MY COMMISSION EXPIRES: June 16, 2015.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TRUDY STAFFORD
Stafford Land Title, LLC
3402 Cainlo Dr., Ste. 900
Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eston Elliott Garrett Jr.	Farmington Financial Group	118-9D-18.00
(NAME)	(NAME)	
1112 Clifton #18	2002 Richard Jones Rd. Ste 300A	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37204	Nashville TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **Anna Miriam Rieder and Robert Dustin Owen, Wife and Husband,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Eston Elliott Garrett, Jr.,** 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 Unit 18, Glendale Condominiums, as established under Master Deed of record in Instrument 20080104-0001233, in the Register's Office, Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Anna Miriam Rieder, a single woman dated the 27th day of June, 2008 from Steve Chaisson and James U. Rust, IV by Warranty Deed of record in Instr. No. 20080708-0069975, recorded the 8th day of July, 2008, in the Register's Office for Davidson County, Tennessee.

The real estate being conveyed is subject to all terms, matters and conditions as shown on the aforementioned plat of record in Instr. No. 20080104-0001233, in the Register's Office for Davidson County, Tennessee.

Robert Dustin Owen joins in this conveyance for the sole purpose of conveying any and all rights to the said property.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easement of record, (3) all subdivision / condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 1112 Clifton #18, Nashville, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 25th day of April, 2013.

Anna Miriam Rieder

Anna Miriam Rieder

Robert Dustin Owen

Robert Dustin Owen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of April, 2013, before me personally appeared Anna Miriam Rieder and Robert Dustin Owen and to me known to be the person (s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her free act and deed.

My Commission Expires: 6/16/2015

Trudy Stafford

Notary Public

TRUDY STAFFORD
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

File Number: 20130011
RETURN TO:
Stafford Land Title, LLC
3402 Cainlo Dr., Ste. 900
Clarksville, TN 37042