G#25088-2 BOX #14

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th day of June, 2013 Notary Public MY COMMISSION EXPIRES: 2/13/17 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20130055581 DEEDWARR
Recvd: 07/01/13 11:16 2 pgs
Fees:13.00 Taxes:962.00
20130701-0067497

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph M. Augustine Jr. and Rachel B. Augustine	"New Owners"	155-16-0-A-040.00-CO
(NAME)	(NAME)	
609 Meadow Glen Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 acknowledged, WE, **Hugh Garrett and wife, Rebekah Garrett,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Joseph M. Augustine Jr. and Rachel B. Augustine, husband and wife,** 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 described as:

Lot No. 32 on the Plan of Traceside, Section Two, of record in Plat Book 7900, pages 980 and 981 Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

BEING the same property conveyed to Hugh Garrett and wife, Rebekah Garrett by deed dated 3/30/2006, of record in Instrument No. 20060331-0036739, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved X property, known as 609 Meadow Glen Court, Nashville, TN 37221

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, has 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 our hands this **28th** day of **June, 2013**

Hugh Garrett

Rebekah Garrett

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, **Hugh Garrett**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **28th** day of **June, 2013**

CHRIS CANTRELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 5, 2015

Notary Public

My commission expires: _____

STATE OF Florida
COUNTY OF Duval

Personally appeared before me, the undersigned authority, **Rebekah Garrett**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **27th** day of **June, 2013**

Notary Public

My commission expires: April 8, 2017

WILLIAM L. JOEL
MY COMMISSION # EE 867184
EXPIRES: April 8, 2017
Bonded Thru Notary Public Underwriters