BILL GARRETT, Davidson County
Trans:T20130069385 DEEDWARR
Recvd: 08/13/13 09:16 2 pgs
Fees:13.00 Taxes:703.00
20130813-0084639

Please Record and Return To:
Highland Title, LLC
700 Johnny Cash Pkwy, Ste 201
Hendersonville, TN 37075

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $190,000.00.

Affiant

Subscribed and sworn to before me, this 7th day of August, 2013.

Notary Public:
My Commission Expires: 5/4/15

WARRANTY DEED

Name and Address of New Owner:	Send Tax Bills To:	Map/Parcel Number:
Whitney Booth Oakmont Circle Nashville, TN 37209	Wells Fargo Bank 1525 W WT Harris Blvd. 2nd Floor Charlotte, NC 28262	103-07-0-050.00 5406

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Reid A. Garrett and Patricia Smith Garrett, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Whitney O. Booth, a single person hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot 31, SECTION ONE, RICHLAND MEADOWS, as shown on plat of record in Plat Book 2083, Page 40, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Reid A. Garrett and Patricia Smith Garet from Kathleen Patricia Smith, now known as Patricia Smith Garrett, by Quit Claim Deed dated 6/30/2008, recorded in Instrument No. 20080701-0067466, in the Register's Office of Davidson County, Tennessee, previously being the same property conveyed to Reid A. Garrett and wife, Kathleen Patricia Smith from Cara Hudson, unmarried by Warranty Deed dated June 10, 2008, recorded in Instrument No. 20080612-0060844, in the Office of the Register of Deeds of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: **5406 Oakmont Circle, Nashville, TN 37209**

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. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 7th day of August, 2013.

PATRICIA SMITH GARRETT BY REID A. GARRETT, AS HER ATTORNEY IN FACT

Reid A. Garrett

Patricia Smith Garrett by Reid A. Garrett, as her Attorney in Fact

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 Reid A. Garrett the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 7th day of August, 2013.

Commission Expires: 5/4/15

Notary Public:

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for Wilson County, State of Tennessee the within named Reid A. Garrett, in her capacity as Attorney-in-fact for Patricia A. Garrett, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 7th day of August, 2013.

Commission Expires: 5/4/15

Notary Public: Janis L. Adams

This Instrument Prepared By:
Highland Title, LLC
The House of Cash Building
700 Johnny Cash Pkwy, STE 201
Hendersonville, TN 37075