BILL GARRETT, Davidson County
Trans:T20130077041 DEEDWARR
Recvd: 09/05/13 13:24 2 pgs
Fees:13.00 Taxes:368.15

20130905-0093904

TAMMY MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF August, 2013.

NOTARY PUBLIC

My Commission Expires: 4-23-14

THIS INSTRUMENT PREPARED BY:
R. Kirkland Moser, Attorney, 201 4th Avenue North, Ste 150, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Derek S. Wiek 903 Beaumont Dr Madison TN 37115	Guaranty Trust 316 Robert Rose Murfreesboro TN 37129	051-03-0-131

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

JOHN MATTHEW GARRETT, A MARRIED PERSON

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

DEREK S. WIEK, Unmarried

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 No. 61, on the Plan of Pleasant Acres, Section II, as shown on plat of record in Plat Book 2133, Page 75, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Said Lot No. 61 fronts 96.59 feet on the easterly side of Beaumont drive and runs back between lines, measuring 150.05 feet on the southline and 139.82 feet on the north line to a dead line in the rear, measuring 71 feet thereon.

Being the same property conveyed to JOHN MATTHEW GARRETT, by deed from ROBERT E. GARRETT, JR. AND WIFE, MARY P. GARRETT, of record as Instrument No. 20031119-0168725, dated November 12, 2002, said Register's Office.

This improved property is known as 903 Beaumont Drive, Madison, TN 37115.

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. We do covenant with 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, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 22nd day of August, 2013.

John Matthew Garrett, by Alice Ann Garrett, his Attorney-in-Fact

Attorney-In-Fact

State of Tennessee)
County of Davidson)

On this 22nd day of August, 2013, before me personally appeared Alice Ann Garrett, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of John Matthew Garrett, and who acknowledged that she executed the same as the free act and deed of John Matthew Garrett.

Witness my hand and official seal at office, this 22nd day of August, 2013.

Notary Public

My commission expires: 11/4/13

BRANDY K. GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV 4, 2013