WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130081166 DEEDWARR
Recvd: 09/19/13 10:00 2 pgs
Fees: 13.00 Taxes: 166.50

20130919-0098632

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF AUGUST, 2013.

Notary Public

MY COMMISSION EXPIRES: 8/23/16

(AFFIX SEAL)

LINDSEY G. BOSWELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shetia Dowell	FirstBank	06003015900
(NAME)	(NAME)	
3110 Creekwood Dr.	8 Parkway Commons Way	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37207	Greer, SC 29650	
(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, Janeta L. Garrett and husband, Henry Garrett, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Shetia Dowell, 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, and being described as follows, to-wit:

Being Lot No. 12A on the plan of Zone Lot Division, Lot Nos. 11, 12, 13, 14, 15 and 16, Section 1, Creekwood Estates, as of record in Plat Book 5200, Page 439, amended in Plat Book 6250, Page 473, Register's Office for said county to which plan reference is made for a more complete description.

Being the same property conveyed to Janeta L. Garrett, married, by deed of record in Instrument No. 20090710-0064640, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

Henry Garrett joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

This instrument is executed on behalf of Janeta L. Garrett by Henry Garrett as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. _____, in the Register's Office for Davidson County, Tennessee.

20130919-0098631

unimproved ☐

This is improved ☒ property, known as 3110 Creekwood Drive, Nashville, TN 37207

(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 hand this 30th day of August, 2013.

Janeta L. Garrett
by Henry Garrett
Atty in Fact.

Janeta L. Garrett

Henry Garrett

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 13th day of September, 2013 before me personally appeared Henry Garrett, the person who executed the foregoing instrument on behalf of Janeta L. Garrett, and acknowledged that he executed the same as the free act and deed of the said Janeta L. Garrett, through Power of Attorney granted he by the said Janeta L. Garrett.

Witness my hand and official seal at Nashville, Tennessee this 13th day of September, 2013.

Commission expires: 5-5-15

KRYSTIN L. BURRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 5, 2015

Notary Public

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 Henry Garrett, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 13th day of September, 2013.

Commission expires: 5-5-15

KRYSTIN L. BURRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 5, 2015

Notary Public