WARRANTY DEED

G-CPC-13-1951

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,420.00

Brittany Nelson
Affiant

Subscribed and sworn to before me, this 11th DAY OF October, 2013.

Megan Paulus
Notary Public

MY COMMISSION EXPIRES: 1-9-16
(AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brittany Nelson	Fifth Third Mortgage Company	
123 Elk Ave. (ADDRESS)	5001 Kingsley Dr MD-1MOC BQ (ADDRESS)	
Smyrna, TN 37167 (CITY) (STATE) (ZIP)	Cincinnati, OH 45227 (CITY) (STATE) (ZIP)	135120C02400

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ROBIN B. GARNER, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BRITTANY NELSON, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 24, NASHBORO VILLAGE - TRACT 13, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20021230-0161681, 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 ROBIN B. GARNER A MARRIED WOMAN BY WARRANTY DEED FROM TIMOTHY H. BOYETT AN UNMARRIED MAN, RECORDED ON THE 24TH DAY OF JUNE, 2011 IN INSTRUMENT NO. 20110624-0048543, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. BRIAN GARNER, SPOUSE OF ROBIN B. GARNER JOINS IN THIS CONVEYANCE TO CONVEY ANY AND ALL MARITAL INTEREST IN AND TO SAID PROPERTY.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN PLAT BOOK 4460, PAGE 149 THRU 151 AND BOOK 4860, PAGES 72-76; INSTRUMENT NO. 20031008-0149210; INSTRUMENT NO. 20001012-0101575; INSTRUMENT NO. 20021205-0150029 AND INSTRUMENT NO. 20010314-0024179; INSTRUMENT NO. 20021230-0161681; INSTRUMENT NO. 20021211-0152726, AMENDED AT INSTRUMENT NO. 20031008-0149209; BOOK 4827, PAGE 14; INSTRUMENT NO. 20021211-0152727, INSTRUMENT NO. 20031008-0149209; INSTRUMENT NO. 20041025-0128047; BOOK 4868, PAGE 74, BOOK 4815, PAGE 425, BOOK 6209, PAGE 538, BOOK 8870, PAGE 887, BOOK 8870, PAGE 932; BOOK 10110, PAGE 854; INSTRUMENT NO. 20020507-0056329, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 1951 Nashboro Blvd., Nashville, Tennessee 37217
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20130089328 DEEDWARR
Recvd: 10/17/13 08:19 2 pgs
Fees:13.00 Taxes:367.85
20131017-0108291

Witness my/our hand(s) this 11th day of October, 2013.

Robin B. Garner by Zachary S. Garner, Attoney in fact
Robin B. Garner by Zachary S. Garner,
Attorney in Fact

Brian Garner by Zachary S. Garner, Attoney in fact
Brian Garner by Zachary S. Garner,
Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared ZACHARY S. GARNER 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 ROBIN B. GARNER and BRIAN GARNER and who acknowledged he/she/they executed the same as the free act and deed of the said ROBIN B. GARNER and BRIAN GARNER.

Witness my hand and official seal, this the 11th day of October, 2013.

Notary Public
My Commission Expires: _____

(SEAL)

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903