BILL GARRETT, Davidson County
Trans:T20130100874 DEEDWARR
Recvd: 12/02/13 10:28 2 pgs
Fees:13.00 Taxes:518.00
20131202-0122273

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00.

Bethany Bradshaw
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF November, 2013.

Deborah K. Devine
Notary Public
MY COMMISSION EXPIRES: 10-18-16
File No. G13-7802D

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires October 18, 2016

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Christopher P. McIntrye (NAME)	Peoples Stand Bank (NAME)	81-8-481
609 Garfield Street (STREET ADDRESS)	7122 Nolensville Rd (STREET ADDRESS)	
Nashville, TN 37208 (CITY) (STATE) (ZIP)	Nolensville, TN 37135 (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 HEREBYACKNOWLEDGED, WE, **Rose Garrett, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christopher P. McIntrye and wife, Amy M. McIntyre,** 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 the westerly 35 feet of the easterly 70 feet of Lot Nos. 37 and 38, and the westerly 35 feet of the easterly 70 feet of the northerly part of Lot No. 39 on the Plan of D.T. McGavock Homestead Addition, as of record in 57, page 9, Register's Office for Davidson County, Tennessee.

Said part of Lots Nos. 37, 38, and 39 front together 35 feet on the southerly margin of Garfield, formerly Foster Street, and extend back between parallel lines 115 feet to a dead line.

BEING the same property conveyed to Rose Garrett from Vincent T. Scalf, by Quit Claim Deed dated September 12, 2006, as Instrument No. 20060913-0113125, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 57, page 9, Register's Office for Davidson County, Tennessee.

The 2013 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 609 Garfield Street, Nashville, TN 37208.

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. Whenever 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/our hand(s) this 25th day of November, 2013.

Rose Garrett
Rose Garrett

November 25, 2013
Date

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 Rose 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 25th day of November, 2013. TODD SHOLAR

My Commission Expires:_____

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY EXPIRES: 9-22-14

PREPARED BY ~~AND RETURN TO:~~

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Return To:
Realty Title
206 A Cool Springs Blvd
#106
Franklin, TN 37067