BILL GARRETT, Davidson County
Trans:T20130101135 DEEDWARR
Recvd: 12/02/13 15:57 2 pgs
Fees:13.00 Taxes:869.50

20131202-0122662

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

Subscribed and sworn to before me, this 2ND DAY OF DECEMBER, 2013.

Notary Public Lee A. Cohen

MY COMMISSION EXPIRES: May 5, 2015

(AFFIX SEAL)

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Michael S. Garland and Susan C. Garland, husband and wife | GMFS, LLC | 02400007400 |
| | (NAME) | |
| 753 Dry Creek Road | 7389 Florida Blvd., Suite 200A | |
| (ADDRESS) | (ADDRESS) | |
| Goodlettsville, TN 37072 | Baton Rouge, LA 70806-4675 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Carole O. Winn, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Michael S. Garland and Susan C. Garland, husband and wife, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A CERTAIN TRACT OR PARCEL OF LAND IN THE TENTH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE IDENTIFIED AS TRACT 6 ON A BOUNDARY AND TRACT SURVEY OF SWIFT HOLLOW DATED AUGUST 3, 1989, BY JOE M. CUMMINGS, REGISTERED LAND SURVEYOR, NO. 1523 (JOB NO. 89-046) (S), AS FOLLOWS:

TRACT 6

BEGINNING AT A POINT IN THE NORTHERLY MARGIN OF DRY CREEK ROAD, (SAID POINT BEING THE SOUTHEAST CORNER OF THIS TRACT AND THE SOUTHWEST CORNER OF THE PROPERTY CONVEYED TO FRANCIS R. BROWN BY DEED OF RECORD IN BOOK 5676, PAGE 651, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE, WITH SAID MARGIN OF SAID ROAD, ON A CURVE HAVING A DELTA ANGLE OF 15° 56' 39", A RADIUS OF 635.65 FEET, A TANGENT OF 89.02 FEET FOR A LENGTH OF 51.48 FEET TO A POINT; THENCE, N 0° 31' 37" E 145.59 FEET TO A POINT; THENCE, S 68° 52' 54" W 199.83 FEET TO A POINT; THENCE, N 0° 31' 38" E 538.85 FEET TO A POINT; THENCE, N 84° 55' 37" W 294.29 FEET TO A POINT; THENCE, N 8° 45' 10" E 98.54 FEET TO A POINT IN THE LINE OF THE PROPERTY CONVEYED TO WILLIAM E. LANE, ET UX, BY DEED OF RECORD IN BOOK 3984, PAGE 888, SAID REGISTER'S OFFICE; THENCE, N 76° 00' 00" E 535.49 FEET TO AN IRON PIN IN THE LINE OF THE PROPERTY CONVEYED TO ROBERT F. COPE, ET UX, BY DEED OF RECORD IN BOOK 5719, PAGE 848, SAID REGISTER'S OFFICE; THENCE, WITH THE LINE OF COPE, S 1 ° 04' 49" W 349.92 FEET TO A POINT; THENCE, WITH THE LINE OF THE PROPERTY CONVEYED TO FRANCIS R. BROWN BY DEED OF RECORD IN BOOK 5676, PAGE 651, SAID REGISTER'S OFFICE, S 0° 31' 38" W 503.81 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.01 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO CAROLE O. WINN, A MARRIED WOMAN BY DEED FROM CARL SHANNON AND WIFE, JUDY SHANNON OF RECORD IN BOOK 11525, PAGE 811, DATED JUNE 10, 1999, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

CONVEYANCE INCLUDES ALL RIGHTS AND OBLIGATIONS ARISING FROM AND SET FORTH IN THAT CERTAIN AGREEMENT FOR ROADWAYS, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD IN BOOK 7937, PAGE 794, SAID REGISTER'S OFFICE.

THIS CONVEYANCE IS SUBJECT TO THE 2014 TAXES, AND SUBSEQUENT YEARS.

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

# WARRANTY DEED
(Continued)

unimproved ( )
This is improved (X) property, known as 753 Dry Creek Road, Goodlettsville, TN 37072
(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/our hand(s) this 2nd day of December, 2013.

Carole O. Winn

Carole O. Winn

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CAROLE O. WINN, unmarried, the herein 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 the 2nd day of December, 2013.

Mary Birthright

Notary Public




My Commission Expires: 11/3/15

(SEAL)

**RETURN TO:**
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072