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 THE 9th day of December, 2013.

Notary Public:

MY COMMISSION EXPIRES: 8/23/16
(AFFIX SEAL)

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Jimmy G. Garrett	NEW OWNER	Parcel ID:
1104 Seven Springs Ct.		16012020800
Brentwood, TN 37027		

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 hereby acknowledged, we

Darin Anderson and Andrea Anderson, Devisees under the Will of Dorothy Davis

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Jimmy G. Garrett and wife, Teresa J. Garrett
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 Lot No. 242-A of Plan of Revised Phase 6, Hearthstone Subdivision, of record in Book 6250, Page 994 and revised in Book 6900, Page 254 and 255, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

BEING the same property conveyed to Dorothy Davis by deed from Wade O. Armistead and Laura M. Armistead, of record in Instrument 20020710-0082762, dated July 3, 2002, Register's Office for said County. The said Dorothy Davis is now deceased. The Grantors herein execute this instrument as Devisees of the Estate of Dorothy Davis pursuant to the authority granted by the Will of the Decedent of record in the Probate Court of Davidson County, Tennessee, File No. 13P1308.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 5409, Page 485, amended in Book 5479, Page 422; Book 6917, Page 575; Book 6424, Page 839; Book 7053, Page 982; Book 9945, Page 958; and Book 7054, Page 19, said Register's Office.

This conveyance is made subject to: (1) 2013 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Book 6250, Page 994 and revised in Book 6900, Page 254 and 255, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1104 Seven Springs Ct., Brentwood, TN 37027

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 our hands this 9th day of December, 2013.

Darin Anderson

Andrea Anderson

BILL GARRETT, Davidson County
Trans:T20130103322 DEEDWARR
Recvd: 12/10/13 14:38 2 pgs
Fees:13.00 Taxes:869.50

20131210-0125263

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 Darin Anderson and Andrea Anderson, Devisees under the Will of Dorothy Davis, 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 9th day of December, 2013.

My Commission Expires: 8/23/16

Notary Public

PATRICIA NICHOLLS
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.