RETURN TO:
stewart title®
13026 Lebanon Road
Suite 100
Mt. Juliet, TN 37122

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20140025407 DEEDWARR
Recvd: 04/15/14 10:55 2 pgs
Fees:13.00 Taxes:819.55
20140415-0031379

ADDRESS NEW OWNER:
Linda Beall Hamon
5817 S New Hope Road
Hermitage, TN 37076

SEND TAX BILL TO:
JP Morgan Chase Bank N.A.
1111 Polaris Pkwy
Columbus, OH 43240

MAP/PARCEL 098-05-0B-002.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **John A. Garrett and wife, Darlene Garrett,** has this day bargained and sold, and does hereby transfer and convey unto **Linda Beall Hamon, an unmarried woman,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of First Revision Final Plat Baypointe Subdivision Phase I of record in Plat at Instrument No. 20000621-0061773, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to John A. Garrett by Warranty Deed from Toby Gilbert Merryman of record in Instrument No. 20051117-0139025 Register's Office for Davidson County, Tennessee, dated November 15, 2005 and recorded on November 17, 2005.

This is improved property known as: **5817 S New Hope Road, Hermitage, Tennessee 37076.**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2014 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Instrument No 20000621-0061773, and restrictions

in Book 3827, Page 822, Book 3811, Page 637, Book 3827, Page 830 and Book 4075, Page 628, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 11th day of April, 2014.

John A. Garrett

Darlene Garrett

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **John A. Garrett and Darlene Garrett,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 11th day of April, 2014.

NOTARY PUBLIC

My Commission Expires:

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires December 5, 2017

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $221,500.00.

AFFIANT

Subscribed and sworn to before me this the 11th day of April, 2014.

NOTARY PUBLIC

My Commission Expires: 9.12.16

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY