BILL GARRETT, Davidson County
Trans:T20140026469 DEEDWARR
Recvd: 04/21/14 09:14 2 pgs
Fees:13.00 Taxes:427.35
20140421-0032641

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $115,500.00

Affiant

Subscribed and sworn to before me, this 18th day of April, 2014.

Notary Public

My commission expires: 03-01-16

JANA D. DRURY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
TREVOR J. GARRETT	**F&M BANK**	**173050A22600CO**
1788 RED JACKET DR	**50 FRANKLIN STREET**	
ANTIOCH, TN 37013	**CLARKSVILLE, TN 37040**	

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 ACKNOWLEDGE, WE,

AUBREY L CARNATHAN, A SINGLE WOMAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

TREVOR J. GARRETT, A SINGLE MAN

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:

Being all of Lot 226, on the plan of Barnes Crossing, Planned Unit Development, Phase 1, according to plat and survey appearing of record in Master Deed Instrument Number 20050721-0084791 and amended in Instrument Number 20051114-0136938, of the Register's Office of Davidson County, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING THE SAME PROPERTY CONVEYED TO AUBREY CARNATHAN, BY SPECIAL WARRANTY DEED FROM FEDERAL NATIONAL MORTGAGE ASSOCIATION, DATED 02/16/2012 AND RECORDED 02/21/2012 IN INSTRUMENT NUMBER 20120221-0014657, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, IN THE AMOUNT OF $94,000.00.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (____) property known as 1788 RED JACKET DR, ANTIOCH, TN 37013.

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 in 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 18th day of April, 2014.

AUBREY CARNATHAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, AUBREY CARNATHAN, the within named Grantor(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, at office, this 18th day of April, 2014.

Notary Public

My Commission Expires: 03-01-16

JANA D. DRURY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY