Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20140044696 DEEDWARR
Recvd: 06/24/14 13:45 2 pgs
Fees:13.00 Taxes:336.70
20140624-0055040

06-1404-75606

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $91,000.00

Affiant

Subscribed and sworn to before me, this 17th day of June, 2014

Notary Public
My commission expires: 11-3-15

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
William Leaverton 4403 South Trace Boulevard Old Hickory TN 37138	NEW OWNER	064-09-0-A-002.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Carolyn J. Garlits, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **William Leaverton**, hereinafter called the Grantees, their successors 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 Unit No. 4403, together with the appurtenant interest in the common elements of Southfork Condominiums, Phase One, a horizontal property regime as established by the Master Deed of record in Book 6783, Page 839; as amended in Book 6994, Page 447; and Instrument No. 20020327-0037726, Register's Office for said County, said Unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Carolyn J. Garlits, unmarried by deed from Deborah J. Reynolds, unmarried, dated November 30, 2004, recorded December 1, 2004, of record in Instrument No. 20041201-0143245, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as **4403 South Trace Boulevard, Old Hickory, TN 37138**

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 17th day of June, 2014.

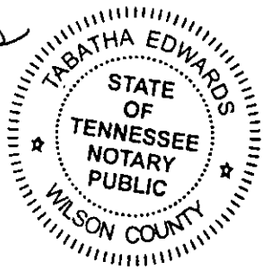
Carolyn J. Garlits

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Carolyn J. Garlits , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Old Hickory, TN, this 17th day of June, 2014.

Notary Public



My Commission expires: 11-3-15