File Box 248

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140049516 DEEDWARR
Recvd: 07/11/14 09:08 2 pgs
Fees:13.00 Taxes:301.55
20140711-0061083

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $81,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of July, 2014

Notary Public

MY COMMISSION EXPIRES: October 05, 2015

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Beautiful Homes, LLC	Beautiful Homes, LLC	05800022000
(NAME)	(NAME)	
115 Wheeler Street	115 Wheeler Street	05800024000
(ADDRESS)	(ADDRESS)	
Portland, TN 37148	Portland, TN 37148	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Charles Garrett and Brenda Garrett, as husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Beautiful Homes, LLC, a Limited Liability Company,** 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 Lot No. 5 and Lot No. 1 on the plan of Resubdivision of Lot 5 of Division of the Hailey Property of record in 20040610-0069021, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Charles Garrett and Brenda Garrett by deed from Estate of Louise Oakely Hailey dated 5/11/98, of record in Book 10992, page 676, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 2014 taxes, prorated and assumed by the Grantees; all matters as set out on the plan of record in Instr. No. 20040610-0069021, Restrictive Covenants in Book 10929, page 406, Right-of-way granted to the State of Tennessee as set out in Book 8308, page 102, and Book 8459, page 840, Water Main and Appurtenances as set out in Book 8403, page 534, said Register's Office.
This property is being sold as is.

unimproved ☑

This is improved ☐ property, known as 0 - and 3717 Homeland Drive, Nashville, TN 37218
(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 hands this 9th day of July, 2014.

Charles Garrett

Brenda Garrett

State of Tennessee
County of Williamson

Personally appeared before me Charles Garrett and Brenda Garrett, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 9th day of July, 2014.

Notary Public Ann B. Waddell
My Commission Expires: October 05, 2015

ANN B. WADDELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

File No.: 2014-102