BILL GARRETT, Davidson County
Trans:T20140051364 DEEDWARR
Recvd: 07/17/14 11:16 2 pgs
Fees:13.00 Taxes:924.63
20140717-0063268

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027

WARRANTY DEED

STEPHANIE MCPEAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of July, 2014.

NOTARY PUBLIC

My commission expires: January 11, 2017

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John D. Garrison 4708 Holly Springs Rd. Nashville, TN 37211	New Owner	155-15-0-A-026.00 CO

FOR AND IN CONSIDERATION of the sum of Two Hundred Forty Nine Thousand Nine Hundred and 00/100 Dollars ($249,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **VIRGINIA FAYE WILLIAMS (A/K/A VIRGINIA F. WILLIAMS), A WIDOW, AND SUSAN S. SWYGERT, A MARRIED WOMAN,** hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **JOHN D. GARRISON**, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 26, SECTION 1, STONEMEADE, as shown on plat of record in Plat Book 6900, Pages 800 and 801, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Virginia Faye Williams, a married woman and Susan S. Swygert, a married woman by Warranty Deed from Robert Cates and wife, Harriet H. Cates, recorded on the 15th day of April, 2010 in Instrument No. 20100415-0028362, in the Register's Office of Davidson County, Tennessee.

The address of the herein described property is believed to be 4708 Holly Springs Road, Nashville, TN 37221, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This property was not a marital residence of Susan S. Swygert, and as such is not subject to any homestead, dower or other marital interest as contemplated by Tennessee law.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that she is lawfully seized and possessed of said real estate; that she have a good right to convey the same; and that it is unencumbered except by lien of the 2014 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 14th day of July, 2014.

Virginia Faye Williams by Susan S. Swygert, Attorney-in-fact

VIRGINIA FAYE WILLIAMS, BY SUSAN S. SWYGERT, ATTORNEY IN FACT

Susan S. Swygert

SUSAN S. SWYGERT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, Susan S. Swygert, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 14th day of July, 2014.

Julie Garside
Notary Public

My commission expires: 12/23/2014

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC MADISON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 14th day of July, 2014, before me, appeared Susan S. Swygert, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that she is the lawful attorney-in-fact for Virginia Faye Williams, and that said instrument was signed in behalf of the said Virginia Faye Williams by herself as her attorney-in-fact.

Witness my hand at office this the day and year above written.

Julie Garside
Notary Public

My commission expires: 12/23/2014

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC MADISON COUNTY