WARRANTY DEED



BILL GARRETT, Davidson County
Trans:T20140055120 DEEDWARR
Recvd: 07/30/14 09:47 2 pgs
Fees:13.00 Taxes:277.50
20140730-0067762

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of July, 2014.

Notary Public

MY COMMISSION EXPIRES: 8-14-17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Grant Garner	Grant Garner	05302004200
(NAME)	(NAME)	
1301 Overton Street	SAME	
(ADDRESS)	(ADDRESS)	
Ole Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Clayton Gholson and wife, Martha Gholson**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Grant Garner, a married man and Wife, Lois Garner**, hereinafter called the GRANTEE(S), their heirs and/or 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 Lot No. 177, on the plan of Section "C", Village of Old Hickory, as shown on plat of record in Plat Book 1424, Page 66, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Clayton Gholson and wife, Martha Gholson by Warranty Deed dated 04/21/2000 from Haskell B. McPeak and wife, Amie V. McPeak of record in Instrument 200004260041448, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 1424, Page 66, said Register's Office.

All matters set out in document including but not limited to an Easement of record in Book 1853, Page 40, said Register's Office.

All matters set out in document including but not limited to an Easement of record in Instrument 200004260041448, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1306 Bryan Street, Old Hickory, TN 37138

File No.: 01291-11414
SMG TN Warranty Deed

(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 our hands this 25th day of July, 2014.

Clayton Gholson

Martha Gholson

State of Tennessee
County of Wilson

Personally appeared before me Clayton Gholson and Martha Gholson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 25th day of July, 2014.

Notary Public
My Commission Expires: 8-14-17

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122