WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $198,900.00

Affiant

Subscribed and sworn to before me, this 31ST DAY OF JULY, 2014.

Notary Public

MY COMMISSION EXPIRES: 8/16/14

(AFFIX SEAL)

JANE GRAZIER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carl E. Willis and Sandra A. Willis, husband and wife	First Liberty Financial Group, LLC	02609002100
	(NAME)	
516 Donald Street	9520 Ormsby Station Road, Ste. 20	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Louisville, KY 40223	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Larry C. Garrett, Trustee of the Elmer Clifton Garrett Family Trust u/d/o August 27, 2012, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Carl E. Willis and Sandra A. Willis, husband and wife, hereinafter called the Grantees, their heirs and assigns, that 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. 12, IN SECTION 5 OF CLARK PLACE, AT GOODLETTSVILLE, TENNESSEE, A PLAT OF WHICH IS OF RECORD IN DEED BOOK 2331, PAGE 159, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT 12 FRONTS 111.57 FEET ON THE EASTERLY SIDE OF DONALD AVE. AND EXTENDS BACK 255 FEET ON THE NORTHERLY LINE AND 276.2 FEET ON THE SOUTHERLY LINE TO A DEAD LINE, MEASURING 194.7 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO CLIFTON GARRETT AND WIFE, LILLIAN GARRETT BY DEED FROM CLIFTON GARRETT OF RECORD IN BOOK 10851, PAGE 204, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. BEING THE SAME PROPERTY FURTHER CONVEYED TO LARRY C. GARRETT, TRUSTEE OF THE ELMER CLIFTON GARRETT FAMILY TRUST U/D/O AUGUST 27, 2012 BY DEED FROM CLIFTON GARRETT AND WIFE, LILLIAN D. GARRETT OF RECORD IN INSTRUMENT NO. 20120831-0078923, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2014 AND SUBSEQUENT YEARS.

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

unimproved ( )
This is improved (X) property, known as 516 Donald Street, Goodlettsville, TN 37072
(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 hand(s) this 31st day of July, 2014.

BILL GARRETT, Davidson County
Trans:T20140061505 DEEDWARR
Recvd: 08/20/14 10:09 2 pgs
Fees:13.00 Taxes:735.93
20140820-0075601

WARRANTY DEED
(Continued)

Larry C. Garrett - TRUSTEE
Larry C. Garrett, Trustee

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Larry C. Garrett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged himself as Trustee of The Elmer Clifton Garrett Family Trust u/d/o August 27, 2012, and in his capacity as such Trustee, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at office, on this the 31st day of July, 2014.

Mary Birthright
Notary Public

My Commission Expires: 11-3-15

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Limetone Title & Escrow, LLC
5200 Maryland Way, Ste. 202
Brentwood, TN 37027