BILL GARRETT, Davidson County
Trans:T20140063020 DEEDWARR
Recvd: 08/26/14 08:33 3 pgs
Fees:18.00 Taxes:1109.63

20140826-0077541

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,900.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF August, 2014

NOTARY PUBLIC

My Commission Expires: 10/11/15

WILLIAMSON COUNTY TENNESSEE NOTARY PUBLIC STATE OF LAURA D. PERRY

THIS INSTRUMENT PREPARED BY:
R. Kirkland Moser, Attorney, 201 4th Avenue North, Ste 150, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Daniel Garver and Amanda Garver 3071 Brookview Forest Drive Nashville, TN 37211	Franklin Synergy Bank 722 Columbia Avenue Franklin, TN 37064	180-04-0B-059.00 CO

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

JESSE D. HAYES AND WIFE, COURTNEY G. HAYES

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

DANIEL GARVER AND AMANDA GARVER, HUSBAND AND WIFE

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 44, as shown on the map entitled the Plan of Brookview Forest, Phase II, of record in Instrument No. 20040629-0076755, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JESSE D. HAYES AND WIFE, COURTNEY G. HAYES, by deed from KAYLEEN LOUISE LENCHIS, UNMARRIED, of record in Instrument No. 20130125-0008232, dated January 23, 2013, said Register's Office.

This improved property is known as 3071 Brookview Forest Drive, Nashville, TN 37211.

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. We do covenant with 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, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 19th day of August, 2014.

Jesse D. Hayes

Courtney G. Hayes

State of Texas)
County of Harris)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Jesse D. Hayes, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 19th day of August, 2014.

Notary Public

My commission expires: 5-24-2017

Seal

TRACY TUTTLE
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES
MAY 24, 2017

State of Texas)
County of Harris)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Courtney G. Hayes, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 19th day of August, 2014.

Tracy Tuttle
Notary Public

My commission expires: 5-24-2017

Seal

