Return to BOX 30-3

PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD, TN 37027

RETURN TO:

BILL GARRETT, Davidson County
Trans:T20140064883 DEEDWARR
Recvd: 09/02/14 13:14 2 pgs
Fees:13.00 Taxes:1295.00
20140902-0079744

ROBIN S. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $350,000.00.

Affiant

Sworn to and subscribed before me this 29 day of August, 2014.

Notary Public
My Commission Expires: 2/4/2015

THIS INSTRUMENT PREPARED BY: PURYEAR, NEWMAN & MORTON, PLLC
130 Fourth Avenue South; P. O. Box 40, Franklin, Tennessee 37065
Telephone (615) 790-2444; Facsimile (615) 790-2951

WARRANTY DEED

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
John and Sarah Garner	5015 Marchant Drive	Owner	
5015 Marchant Drive			147-09-0-028.00
Nashville, TN 37211	Nashville, TN 37211		

FOR AND IN CONSIDERATION of the sum of One and 0/100 ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, I, **Britta M. Watters, a married woman** (Grantor), have bargained and sold and by these presents do hereby transfer and convey unto **John Adam Garner and Sarah Lundeen Garner, husband and wife** (Grantees), their successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 66 on the Plan of Crievewood, as of record in Book 2331, page 99, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Britta M. Watters, by Quitclaim Deed, from Ajay Chawan, dated October 26, 2011, of record in Instrument # 20111027-0083624, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors and assigns, forever.

And Grantor covenants with the said Grantees that she is lawfully seized and possessed of said land in fee simple, has a good and lawful right to sell and convey it, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. **Taxes for the year 2014 a lien not yet due and payable.**

2. **The Plan of Record in Book 2331, Page 99, said Register's Office.**

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and defend the title to said land to the said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

Ajay Chawan, husband of Britta M. Watters, joins in the execution of this instrument for the purpose of conveying unto Grantees, their heirs and assigns, any and all right, title and interest he may have in and to the above-described property arising out of his marital status or otherwise.

WITNESS my hand this the 29 day of August, 2014.

Britta M. Watters

Ajay Chawan
By: Britta M. Watters, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, Charles E. Morton IV, the undersigned, a Notary Public, in and for said State and County, **Britta M. Watters,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this the 29 day of August, 2014.

NOTARY PUBLIC
My Commission Expires: 1.24.2017

CHARLES E. MORTON IV STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said State and County, **Britta M. Watters,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the **Attorney-in-Fact for Ajay Chawan**, and who is authorized by **Ajay Chawan** to execute this instrument on behalf of **Ajay Chawan**.

WITNESS my hand and official seal at Franklin, Tennessee, this the 29 day of August, 2014.

NOTARY PUBLIC
My Commission Expires: 1.24.2017

CHARLES E. MORTON IV STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY