BILL GARRETT, Davidson County
Trans:T20150001075 DEEDWARR
Recvd: 01/06/15 12:17 2 pgs
Fees:13.00 Taxes:497.65
20150106-0001331

Warranty Deed

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$134,500.00
|
|Affiant

|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
| 30th DAY OF December, 2014.
|
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES:
| (AFFIX SEAL)

BETHANY C. BRASHER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-2-2018

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Grant Montgomery Garland & Virgilia McClain 7012 Bonnafair Drive Hermitage, TN 37076	Franklin American Mortgage 501 Corporate Centre Dr #400 Franklin, TN 37067	074-08-146.00

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

Susan F. Newton and husband, Brian J. Newton

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Grant Montgomery Garland, unmarried and Virgilia McClain, unmarried, as tenants in common with right of survivorship

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit:

Being Lot No. 737, on the Plan of Section Seven, Hermitage Hills, of record in Plat Book 3300, Page 62 and 63, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Susan F. Newton and husband, Brian J. Newton by Deed from John R. Polacek and wife, Jolie Polacek dated September 26, 2012 of record in Instrument Number 201210020089498, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) 2015 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Plat Book 3300, Page 62 and 63, Register's Office for Davidson County, Tennessee.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **7012 Bonnafair Drive, Hermitage, TN 37076**
(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 our hand(s) this 30th day of December, 2014.

Susan F. Newton

Brian J. Newton

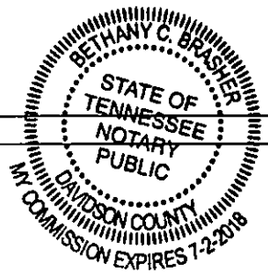
STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Susan F. Newton and Brian J. Newton, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of December, 2014.

Bethany C Brasher
NOTARY PUBLIC

My Commission Expires:



PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076