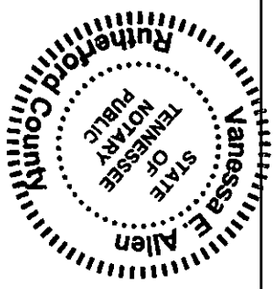
WARRANTY DEED

File #14114149



STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of December, 2014.

Notary Public

MY COMMISSION EXPIRES: 8/18/18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg A
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sara Patterson	Bank of Tennessee	118-04-0-098.00
(NAME)	(NAME)	
521 Hopedale Ave.	301 E. Center Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Kinsport, TN 37660	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I/WE, **Caroline Williams Garner aka Martha Caroline Garner, Unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sara Patterson and husband Matthew Lindahl,** 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. 40, on the plan of Section One, Hurdwood Heights, as the same appears of record in Plat Book 2330, Page 24, Register's office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to Robert L. Garner, Jr. and Wife, Caroline Williams Garner, by Warranty Deed from John U. Wilson and Wife, Louise Wilson, dated 07/18/1955, of record in Book 2441, Page 353, said Register's Office. The said Robert L. Garner, Jr. having since died on September 14, 1971 leaving title to Caroline Williams Garner as surviving tenant by the entirety.

This conveyance is subject to: Taxes for the year 2015, a lien, not yet due or payable.; Any and all matters as set forth in the plat of record in Plat Book 2330, Page 24, said Register's Office.; Restrictive Covenants as of record in Book 2395, Page 449, said Register's Office.

unimproved ☐
This is improved ☒ property, known as **521 Rosedale Ave, Nashville,TN,37211**

(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.

BILL GARRETT, Davidson County
Trans:T20150007656 DEEDWARR
Recvd: 01/30/15 13:52 2 pgs
Fees:13.00 Taxes:518.00
20150130-0009052

Witness our hands this 9th day of December, 2014.

Caroline Williams Garner aka Martha Caroline Garner

Caroline Williams Garner aka Martha Caroline Garner

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared Caroline Williams Garner aka Martha Caroline Garner , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 9th day of December, 2014.

Commission expires:

4/18/18

Notary Public

Rutherford County
Vanessa E. Allen
STATE OF TENNESSEE NOTARY PUBLIC

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg. A
Murfreesboro, TN 37130