BILL GARRETT, Davidson County
Trans:T20150015709 DEEDWARR
Recvd: 03/03/15 15:50 2 pgs
Fees:13.00 Taxes:407.00
20150303-0018650

Warranty Deed

STEVEN T. MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 3, 2017	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $110,000.00 Affiant Subscribed and sworn to before me, this the 2nd day of March, 2015. Notary Public My commission expires: 7-3-17

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Brian Garrett		
309 Goldie Drive	New Owner	034-05-0-052.00
Goodlettsville, TN 37072		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **BREANNA L. FIELDS, A SINGLE WOMAN, AND DEANA A. MUTCH, A SINGLE WOMAN,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRIAN GARRETT, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A 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. 43 on the Plan of Gatewood, Section 1 of record in Plat Book 3300, Pages 47 through 54, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot Number 43 fronts 90 feet on the South side of Goldie Drive, and extends back 154.8 feet on the Westerly line and 152.2 feet on the Easterly line, to a dead line in the rear on which it measure 90.2 feet.

Being the same property conveyed to Charles E. Poll and Susan H. Poll by Special Warranty deed from Fannie Mae a/k/a Federal National Mortgage Association of record in Instrument No. 20121026-0098236 Register's Office for Davidson County, Tennessee, dated October 22, 2012 and recorded on October 26, 2012.

Being the same property conveyed to Breanna L. Fields, an unmarried woman, and Deana A. Mutch, an unmarried woman, as joint tenants with full rights of survivorship by Warranty deed from Charles E. Poll and Susan H. Poll, husband and wife of record in Instrument No. 20130516-0049357 Register's Office for Davidson County, Tennessee, dated May 10, 2013 and recorded on May 16, 2013.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 309 Goldie Drive, Goodlettsville, TN 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs

and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 2nd day of March, 2015.

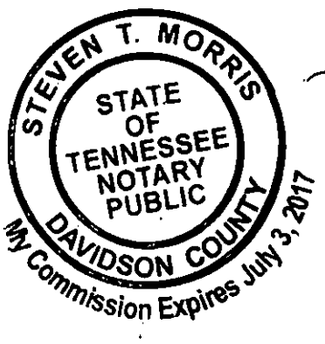
Breanna L. Fields

Deana A. Mutch

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Breanna L. Fields and Deana A. Mutch, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 2nd day of March, 2015.



Notary Public