Return To:
#2015028

GILES TITLE AND ESCROW SERVICES, L.L.C.
203 N. FIRST STREET
PULASKI, TN 38478

BILL GARRETT, Davidson County
Trans:T20150018832 DEEDWARR
Recvd: 03/16/15 12:31 2 pgs
Fees:13.00 Taxes:1350.50
20150316-0022280

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
15-0196

STATE OF TENNESSEE
COUNTY OF Giles

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00

Affiant

TERRY W. RISNER
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
July 20, 2015

SUBSCRIBED AND SWORN TO BEFORE ME THIS 12th DAY OF March, 2015

Notary Public
Commission Expires: 07/20/15

Address of New Owner	Send Tax Bills To:	Map & Parcel
Kris Garner 452 High Point Terrace Brentwood, TN 37027	~~NEW OWNER~~ Highlands Residential Mtg. Ltd. 12001 N. Central Expressway, Ste. 750 Dallas, TX 75243	181-10-0D-031.00

WARRANTY DEED

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, I/WE,

Jackson Valley Land Partners, LLC, a Tennessee limited liability company

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James K. Garner and wife Tomi J. Manning-Garner

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:

LAND in Davidson County, Tennessee, being Lot No. 31 on the Plan of Jackson Valley Subdivision, Section Two, of record in Instrument Number 20071012-0121332, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

BEING PART OF the same property conveyed to Jackson Valley Land Partners, LLC, a Tennessee limited liability company, by Quitclaim Deed from GSH Development, LLC, a Tennessee limited liability company, dated 3/18/13 and recorded 3/20/13 in Instrument Number 20130320-0027421; and part of the same property previously conveyed to GSH Development, LLC, by Warranty Deed from Jesse M. Roland, an unmarried man, dated 2/10/05 and recorded 2/15/05 in Instrument Number 20050215-0017124, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 452 High Point Terrace, Brentwood, TN 37027.

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

Dated this the 12 day of Mar, 2015.

Jackson Valley Land Partners, LLC

By: _____

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public in and for said County and State, personally appeared Josh Cook with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself to be the Sole Member of Jackson Valley Land Partners, LLC, the within named bargainor, a limited liability company, and that he/she as such Sole Member, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself/herself as Sole Member.

Witness my hand and official seal at office this 12 day of Mar, 2015

_____
Notary Public

CHRIS MULE'
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-18-2016

Commission Expiration: