WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150047880 DEEDWARR
Recvd: 06/16/15 14:46 2 pgs
Fees: 13.00 Taxes: 495.80
20150616-0057340

BRENDA SHELBY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-17-2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11 day of June 2015

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 2742 N. Mt. Juliet Rd. , Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Jeremy Hooper	U.S. Bank N.A.	044 14 0 096.00
(NAME)	(NAME)	
909 Fowler Street	3301 Rider Trial S	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Earth City, MO 63045	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Thirty-Four Thousand And No/100 Dollars ($134,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Scott L. Garrett, a married man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jeremy Hooper**, 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. 81 on the Map of Rolling Green Subdivision, Section 1, as shown on plat of record in Plat Book 1424, Page 75, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Scott A. Garrett, a married man by Warranty Deed from Wilma B. Ollis and husband, Ricky D. Ollis and Hannah Garrett f/k/a Hannah L. Thompson and husband, Scott A. Garrett dated December 3, 2010 and recorded January 10, 2011 as Instrument No. 20110110-0002758, the said Register's Office for Davidson County, Tennessee.

Hannah Garrett, spouse of Scott A. Garrett, joins in this instrument, with the consent of the granting spouse, to convey any marital interest she may have, if any, in said property.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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unimproved ☐

This is improved ☒ property, known as 909 Fowler Street, Old Hickory, TN 37138

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, has 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 hands this 11th day of June, 2015.

Scott L. Garrett

Hannah Garrett

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, Scott L. Garrett and Hannah Garrett, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th of June, 2015.

Notary Public

My Commission Expires:

(SEAL)

DENNIS B. MEVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 10, 2019

File Number: MTJ-152021