WARRANTY DEED TT2015 318	**OATH OF CONSIDERATION:** SS. STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $235,000.00 AFFIANT SWORN TO AND SUBSCRIBED BEFORE ME THIS 15TH DAY OF JUNE, 2015. NOTARY PUBLIC MY COMMISSION EXPIRES: 5-24-17
THIS INSTRUMENT PREPARED BY: TEAM TITLE, INC. 69 THOMPSON LANE NASHVILLE, TENNESSEE 37211 OFFICE: (615) 367-5111	Davidson County DEEDWARR Recvd: 06/29/15 10:43 5 pgs Fees:28.00 Taxes:499.50 **20150629-0062126**

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Jeremiah J. Hall and Ashlea Davis **254 Timmons Street** **Nashville, TN 37211**	**Same**	**119 14 0, 65.00**

WARRANTY DEED

FOR AND IN CONSIDERATION OF ten dollars ($10) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, Donald Chip Garton and wife, Kimberly C. Garton, *(hereinafter called the "Grantors")*, have this day bargained and sold, transferred and conveyed and by these presents do bargain, sell, transfer and convey unto Jeremiah J. Hall and Ashlea Davis, *(hereinafter called "Grantees")*, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the west 29.4 feet front and 28.1 feet rear of Lot No. 7 and the easterly 50 feet of Lot No. 6 Block "D" on the Map of Woodbine Court, Part two, not of record, described according to a copy of a survey made by Blanchard & Parrish, Engineers, as follows:

Beginning at a point in the north margin of East Timmons Avenue, 576.1 feet east of a concrete monument set in the margin of said Avenue at the beginning of a curve at the intersection of said Avenue and Simmons Avenue; thence northerly 156.5 feet to a point in the line

of Lot No. 24; thence with the line between Lots No 6 and 24 and between Lots no. 7 and 23, easterly 78.1 feet to a point; thence southerly 156.5 feet to a point in the north margin of East Timmons Avenue; thence with the margin of the same, westerly 79.4 feet to the point of beginning.

Being the same property conveyed to Donald Chip Garton by quitclaim deed from Dana Kay Garton, dated July 13, 1999, recorded July 16, 1999, of record in Deed Book 11576 page 46, in the Register's Office of Davidson County, Tennessee. Kimberly C. Garton, hereby joins in this conveyance to convey any right, title and interest in and to the above described property, by virtue of marriage to Donald Chip Garton.

The above-described property is improved property known as 254 Timmons St., Nashville, TN 37211

THIS CONVEYANCE IS SUBJECT TO: (1) Current year's property taxes which have been prorated and assumed by the Grantees; (2) All restrictions of record; (3) All easements of record; (4) All matters appearing on the plan of record; (5) All applicable government and zoning regulations;

TO HAVE AND TO HOLD, the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantees, their successors and assigns in fee simple forever.

Grantors covenant that Grantors are lawfully seized and possessed of said real estate, have full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantors will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantors" and "Grantees" shall include their respective successors and assigns where the context requires or permits.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on this 19th day of June, 2015.

GRANTORS:

Donald Chip Garton

Kimberly C. Garton

Kimberly C. Garton

S.S. Alabama
STATE OF ~~TENNESSEE~~)
COUNTY OF ~~DAVIDSON~~) Lauderdale

BEFORE ME, the undersigned Notary Public of the State and County aforementioned, personally appeared ~~Donald~~ Kimberly C. (Chip) Garton, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this 19th day of June, 2015.

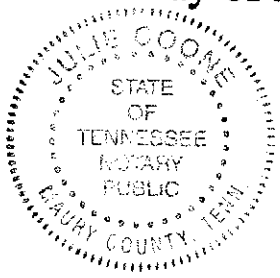
Lisa B. Beck
Notary Public
My Comm. Exp.: 11-29-2016

S.S.
STATE OF Tennessee
COUNTY OF Davidson

BEFORE ME, the undersigned Notary Public of the State and County aforementioned, personally appeared ~~Kimberly~~ Donald Chip Garton, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this 19th day of June, 2015.

Notary Public
My Comm. Exp.: 5-24-17



CERTIFICATE OF AUTHENTICITY

I, Charles Walker, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

CHARLES WALKER

State of Tennessee
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Charles Walker, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

JULIE COONE, NOTARY PUBLIC
My commission expires: May 24, 2017

