WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 184,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of August, 2015

Notary Public:

MY COMMISSION EXPIRES: 4/19/2017
(AFFIX SEAL)

DEBBIE A MITCHELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

RETURN TO:
stewart title
13026 Lebanon Road
Suite 100
Mt. Juliet, TN 37122

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Julie Festa	Legends Bank	Parcel ID:
2824 Summer Hollow Lane	310 N. 1st St.	064160D21400CO
Hermitage, TN 37076	Clarksville, TN 37040	

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, we

Drew A. Garland and wife, Alison L. Garland

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Julie Festa , a single person

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 Number 340, on the Plan of Section Four, Truxton Park, of record in Instrument 20020528-0064435, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Drew A. Garland and wife, Alison L. Garland by deed from Fannie Mae A/K/A Federal National Mortgage Association, of record in Instrument 20121217-0115981, dated December 3, 2012, Register's Office for said County.

This conveyance is subject to Restrictions and By-Laws of record in Instrument 20001011-0100896, amended in Instrument 20001030-0107559; Instrument 20010522-0052910; Instrument 20020123-0009419; Instrument 20020506-0055597; Instrument 20020718-0086907 and Instrument 20001101-0108604, said Register's Office.

This conveyance is made subject to: (1) 2015 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20020528-0064435, said Register's Office; (3) Storm Water Detention Agreement in Instrument 20020524-0063322, said Register's Office; (4) Sewer Easement in Instrument 20001208-0121300, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2824 Summer Hollow Lane, Hermitage, TN 37076

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.

Witness our hands this 28th day of August, 2015.

Drew A. Garland

Alison L. Garland

BILL GARRETT, Davidson County
Trans:T20150075451 DEEDWARR
Recvd: 09/03/15 14:50 2 pgs
Fees:13.00 Taxes:680.80
20150903-0090102

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Drew A. Garland and Alison L. Garland, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of August, 2015.

My Commission Expires: 8/23/16

Notary Public

