RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN156683

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150083676 DEEDWARR
Recvd: 10/01/15 13:47 2 pgs
Fees:13.00 Taxes:229.40
20151001-0099972

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $62,000.00.

AFFIANT

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

NOTARY PUBLIC

My commission expires: 7-24-2017

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
AMT Property Solutions, LLC 401 S. Mt. Juliet Road Ste 235 #301 Mount. Juliet, TN 37122	Same address as new owner 401 S. Mt. Juliet Road Ste. 235 #301 Mt. Juliet, TN 37122	119 06 0 094.00

FOR AND IN CONSIDERATION of the sum of Sixty Two Thousand and 00/100 Dollars ($62,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **ELLIS GARNETTE AND ASHLEY GARNETTE, HUSBAND AND WIFE**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **AMT PROPERTY SOLUTIONS, LLC**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows:

Being Lot Number 33 on the Map of Sterling Heights Subdivision, Section One, as of record in Book 1424, Page 97, in the Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more complete description of said property.

BEING the same property conveyed to Ellis Garnette and Ashley Garnette, husband and wife, by Deed dated February 14, 2012 and recorded February 15, 2012, of record in Instrument Number 20120215-0013330, in the Register's Office of Davidson County, Tennessee.

The address of the herein described property is believed to be 79 Lutie Street, Nashville, TN 37210, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2015 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 28th day of September, 2015.

ELLIS GARNETTE

ASHLEY GARNETTE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Ellis Garnette and Ashley Garnette, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 28th day of September, 2015.

Notary Public

David Webber
Printed Notary Name

My commission expires: 10/3/18

