RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288.29149

(2)

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $132,335.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 21ST DAY OF DECEMBER, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES 3-27-18

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 15-1604B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Matthew Joseph Geroux and Joseph Elmer Geroux	New Owner	148-09-0-030.00
3815 Barlow Drive		
Nashville, TN 37211-5518		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

ROBERT F. GARNER, UNMARRIED

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MATTHEW JOSEPH GEROUX, AN UNMARRIED MAN AND JOSEPH ELMER GEROUX, A MARRIED MAN AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP

HEREINAFTER CALLED THE GRANTEE(S), 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. 69 on the Plan of Section Two, Haywood Heights of record in Plat Book 2663, Page 13, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 69 fronts 100 feet on the Southerly side of Barlow Drive, and runs back 193.2 feet on the Westerly line and 136.6 feet on the Easterly line to a dead line in the rear on which it measures 86.01 feet.

Being the same property conveyed to Robert F. Garner and wife, Angelia C. Garner by Quitclaim deed from Zenobia O. Hollis (a widow) of record in Book 9742, page 423, Register's Office for Davidson County, Tennessee, dated July 17, 1995 and recorded on July 27, 1995. Angelia C. Garner having since died, October 1, 2014, vesting sole ownership of said property to Robert F. Garner as surviving tenant by the entirety.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2016 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 2663, Page 13, Register's Office for Davidson County, Tennessee.

This is property known as 3815 Barlow Drive, Nashville, TN 37211-5518

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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.

BILL GARRETT, Davidson County
Trans:T20150109064 DEEDWARR
Recvd: 12/28/15 12:24 2 pgs
Fees:13.00 Taxes:489.64
20151228-0129963

Witness my hand on the 21st day of December, 2015.

Robert F. Garner

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, ROBERT F. GARNER, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 21st day of December, 2015.

Notary Public

My Commission Expires: 10/21/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: 15-1604B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027