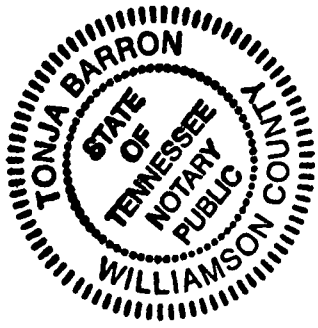
01288-29135

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $83,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of February, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/30/16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Patricia O. Smith	NEW OWNER	162 03 0 193.00
(NAME)	(NAME)	
60 Riverside Blvd. Apt. 1808		
(ADDRESS)	(ADDRESS)	
New York, New York 10069		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans: T20160010064 DEEDWARR
Recvd: 02/05/16 11:11 5 pgs
Fees: 28.00 Taxes: 307.10
20160205-0011400

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, we, **William W. Garrison and Vernon Garrison and Susan L. Hatley and Roland E. Garrison and Barbara A. Garrison and William W. Garrison, Jr.**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Patricia O. Smith**, hereinafter called the GRANTEE(S), their heirs and/or 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 24 on the Plan of Apache Hills, Section IV, of record in Book 4460, Page 60, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to William W. Garrison and wife, Inge Garrison by Warranty Deed from William & Lee, Inc., record in Book 4872, Page 965, Register's Office for Davidson County, Tennessee. The said William W. Garrison and Inge Garrison having since divorced severing the Tenants by the Entirety. Inge Garrison having since died on October 14, 2015 vesting her interest in the property in her five (5) heirs at law as shown in the Affidavit of Heirship attached hereto as Exhibit A.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for 2016 and subsequent years, a lien not yet due and payable.
All matters shown on the plat of record in Book 4460, Page 60 in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions recorded as Book 4564, Page 724 in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 4975 Karen Ray Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 2nd day of February, 2016.

William W. Garrison

Vernon Garrison

Susan L. Hatley

Roland E. Garrison

Barbara A. Garrison

William W. Garrison, Jr.

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William W. Garrison, Vernon Garrison, Barbara A. Garrison and William W. Garrison, Jr., 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 official seal this 2nd day of February, 2016.

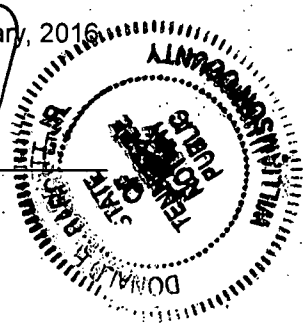
Notary Public
My Commission Expires; 8/21/17

DONALD B. BARRETT, JR. NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William W. Garrison, with whom I am personally acquainted and who proved himself to be the attorney in fact of Susan L. Hatley and Roland E. Garrison and who being authorized to do so acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 2nd day of February, 2016.



Notary Public
My Commission Expires: 8/21/17

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

Prepared by
Sidwell & Barrett, P.C.
121 First Avenue South
Franklin, TN 37064

Exhibit A

AFFIDAVIT OF HEIRSHIP
HOLD HARMLESS AND INDEMNITY AGREEMENT

After being duly sworn the undersigned, Albert Atwood, avers as follows:

1. That she is familiar with the estate and heirs of Inge Garrison, (deceased) having had personal knowledge of him and his family in the capacity of family friend for over Forty Two (42) Years;

2. That Inge Garrison, a resident of Davidson County, Tennessee, died intestate on October 14, 2015 at the age of Eighty (80) years.

3. That, at the time of her death, Inge Garrison was unmarried;

4. That Inge Garrison had five (5) children as follows:

   A. Vernon Garrison

   B. Susan L. Hatley

   C. Roland E. Garrison

   D. Barbara A. Garrison

   E. William W. Garrison, Jr.

5. That all of Inge Garrison's children survived her.

6. As a result of the death of Inge Garrison, her heirs at law are her five (5)) children previously named.

7. That all of the children of Inge Garrison are above the age of majority and not under any type of disability;

8. That the undersigned is aware this affidavit is made for the purpose of establishing the heirs of Inge Garrison, and that it will be relied on by Stewart

Title Company and Sidwell & Barrett, P.C. to certify proper transfer and title to the real estate known as 4975 Karen Ray Drive, Antioch, TN 37013;

9. That the undersigned agrees to indemnify and hold harmless, Stewart Title Company, Sidwell & Barrett, P.C., Donald R. Barrett, Jr., and K. Thomas Sidwell from any and all claims that may be made against them by or on account of the INGE GARRISON [redacted], whether they be for debts, claims, judgments, Federal Estate Tax or State Inheritance Tax, whether they be currently existing or arising in the future regarding any claim on any property owned by Inge Garrison as a result of providing false and misleading information.

Executed this 2 day of DECEMBER, 2015.

Albert R. Atwood

Albert Atwood

STATE OF TN
COUNTY OF Davidson

Personally before me, the undersigned, a Notary Public in and for the aforesaid state and county, Albert Atwood, with whom I am personally acquainted and who acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal in office this 2nd day of December, 2015.

Notary Public

My Commission Expires: 5/6/19

MANUEL SANCHEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY