ADDRESS NEW OWNER:
Charlotte Garwood
731 Davidson Road
Nashville, TN 37205

SEND TAX BILL TO:
First Advantage Bank
1430 Madison Street
Clarksville, TN 37040

MAP & PARCEL NOS.:
115-7-61.00

BILL GARRETT, Davidson County
Trans:T20160018525 DEEDWARR
Recvd: 03/07/16 13:58 2 pgs
Fees:13.00 Taxes:1624.30
20160307-0021673

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Gayle K. Jones, unmarried** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Charlotte Garwood and husband, Paul Ulloa** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 18 on the Plan of "Section Four, West Meade Estates," of record in Book 3300, Page 61, Register's Office for said County, to which said Plan reference is hereby made for a more detailed and complete description of said lot.

Being the same property conveyed to Gayle K. Jones from Jim Edwards, Trustee, by Quitclaim Deed recorded on October 22, 1985, in Book 6688, Page 459, Register's Office for Davidson County, Tennessee.

This is property with a common address of **731 Davidson Road, Nashville, TN 37205**.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by the Grantees.(2) All matters appearing on the Plan of record in Book 3300, Page 61, Register's Office for Davidson County, Tennessee.(3) Restrictive Covenants of record in Book 3399, Page 272; Book 3460, Page 419; Book 3462, Page 281; Book 4503, Page 111, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and Interests thereto belonging to the said Grantees, Grantees' successors and assigns, in fee simple forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 4th day of March, 2016.

Gayle K. Jones

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Gayle K. Jones, unmarried,** with whom I am personally acquainted, or who 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 at office this **4th** day of **March 2016.**

Notary Public
My Commission Expires:

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

File No. 1602-021

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $439,000.00.

Affiant

Subscribed and sworn before me this 4th day of March, 2016.

Notary Public
My Commission Expires: _____

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017