BILL GARRETT, Davidson County
Trans:T20160021507 DEEDWARR
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Fees:13.00 Taxes:2220.00
20160316-0024950

This document prepared by (and after recording return to):
Name: **William Davis, Attorney, P.C.**
Address: **219 Ward Circle, Ste 5**
City, State, Zip: **Brentwood, TN, 37027**
Phone: **615-369-0039**

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Matthew H. Fones and Anne-Taylor Smith Fones, husband and wife, as tenants in common with right of survivorship,** hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **Keith M. Giger and Eileen M. Giger, husband and wife,** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Final Plat of Johnston Bros. Subdivision, of record in Instrument 201307090071003, Register's Office for said County, to which plan reference is hereby made for a more complete description of said lots.

Being a part of the same property conveyed to Matthew H. Fones and Anne-Taylor Smith Fones, husband and wife, as tenants in common with right of survivorship by Special Warranty Deed from Steve K. Johnston, of record in Instrument No. 20130923-0099667, filed for record 09/23/2013.

Map and Parcel: 130-16-0-076.00

This property is known as 4514 Everett Drive, Nashville, Tennessee, 37215.

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor's hand this the 11th day of March, 2016.

Matthew H. Fones -Grantor

Anne-Taylor Smith Fones -Grantor

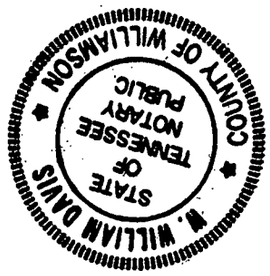
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Matthew H. Fones and Anne-Taylor Smith Fones, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 11th day of March, 2016.

NOTARY PUBLIC

(Seal)



My Commission Expires:

12/27/2016

Grantee(s) Name, Address:	Send Tax Statement To:
Keith M. Giger and Eileen M. Giger	New owner
604 Pearre Spings Way	
Franklin, Tennessee 37064	

STATE OF TENNESSEE
COUNTY OF Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$600,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this 14 day of March, 2016.

Affiant

(Seal)

Notary Public

My commission expires:

