WARRANTY DEED

LINDA J. BOGGESS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

B-KW-16-1121-T MY COMMISSION EXPIRES: JULY 2, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $442,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF MARCH, 2016.

Notary Public

MY COMMISSION EXPIRES: 7-2-2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
David W. Garrison and Erica K. Garrison	(Same)	
(NAME)	(NAME)	**131-08-0-019-00**
1121 Duncanwood Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204-4106		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **JOHN D. ROPER AND OLEANE E. ROPER, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE REVOCABLE ROPER LIVING TRUST, DATED MARCH 4, 1998,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DAVID W. GARRISON AND WIFE, ERICA K. GARRISON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 31 on the Plan of Duncanwood of record in Plat Book 1424, Page 139, 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. 31 fronts 136.7 feet on the East side of Duncanwood Drive and runs back between lines 202.9 feet on the North line and 234 feet on the South line, to a dead line in the rear, on which it measures 70.8 feet.

Being the same property conveyed to John D. Roper and Oleane E. Roper, Trustees, or their successors in trust, under the revocable Roper Living Trust, dated March 4, 1998 by Warranty deed from John D. Roper and Oleane E. Roper of record in Book 10866, page 921, Register's Office for Davidson County, Tennessee, dated March 04, 1998 and recorded on April 02, 1998.

This conveyance is subject to:
- 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 1424, Page 139, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1121 Duncanwood Drive , Nashville, Tennessee 37204-4106**.

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 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 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:T20160021711 DEEDWARR
Recvd: 03/16/16 16:03 2 pgs
Fees:13.00 Taxes:1637.25
20160316-0025171

Witness my/our hand(s) this the 16th DAY OF MARCH, 2016.

John D. Roper and Oleane E. Roper, Trustees, or their successors in trust, under the revocable Roper Living Trust, dated March 4, 1998

John D. Roper, Trustee

Oleane E. Roper, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John D. Roper and Oleane E. Roper, Trustees of under the revocable Roper Living Trust, dated March 4, 1998 to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 16th day of March, 2016.

Notary Public
My Commission Expires:

C. LOX CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212