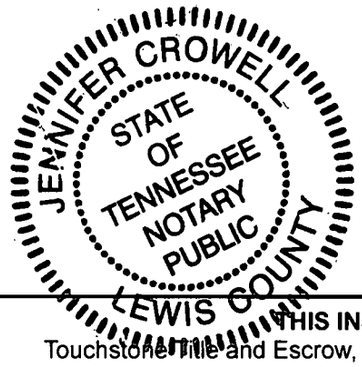
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of March, 2016.

Notary Public

MY COMMISSION EXPIRES: 2/24/18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Peter McCarron	New Owner	115-09-0-065.00
(NAME)	(NAME)	
6708 Duquaine Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Samuel T. Garner and Anabel M. Garner f/k/a Anabel F. McHugh, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Peter McCarron and Elizabeth McCarron, husband and wife, hereinafter called the Grantees, 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. 171 on the Plan of Section Eight, West Meade Estates of record in Plat Book 3700, Page 31, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to George V. Crawford, Jr., Trustee by Quitclaim Deed from Samuel T. Garner and Anabel F. McHugh of record in Instrument No. 20080310-0023972, Register's Office for Davidson County, Tennessee, dated March 05, 2008 and recorded on March 10, 2008 and within the same deed the said George V. Crawford, Jr., Trustee conveyed his interest in the subject property to Samuel T. Garner and wife, Anabel F. McHugh; said property being previously conveyed to Samuel T. Garner and, an unmarried man and Anabel F. McHugh, an unmarried woman, as joint tenants with the rights of survivorship, by Warranty Deed from Robert W. Scoggins and wife, Maren W. Scoggins, dated February 20, 2006 and recorded on February 21, 2007 in Instrument No. 20070221-0021539.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 6708 Duquaine Court, Nashville, TN 37205

(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 GRANTEES, their heirs and assigns forever; and we do covenant with 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 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 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:T20160026591 DEEDWARR
Recvd: 04/01/16 14:03 2 pgs
Fees:13.00 Taxes:1517.00
20160401-0031172

Witness our hands this 29th day of March, 2016.

Samuel T. Garner

Anabel M. Garner f/k/a Anabel F. McHugh

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 29th day of March, 2016, before me a Notary Public on and for said State and County, duly commissioned and qualified, personally appeared Samuel T. Garner and Anabel M. Garner f/k/a Anabel F. McHugh, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

Notary Public

My Commission Expires: _____

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2020