THIS INSTRUMENT PREPARED BY: **Jennifer S. Ghanem, Esq.** **The Row Title & Escrow, LLC** **700 12th Avenue South, Suite 302** **Nashville, TN 37203** MONTGOMERY COUNTY STATE OF TENNESSEE NOTARY PUBLIC ELIZABETH M. PRESTON	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: ~~$395,000.00~~ Affiant Subscribed and sworn to before me, this 13 day of May, 2016. Notary Public My Commission Expires: 10/14/19

WARRANTY DEED

Address New Owner: Timothy Kile Garrett and Laurena Robinson 5221 Fredricksburg Way, E Brentwood, TN 37027	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 171-03-0B-013.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **REBECCAH BAUCOM AND DUSTIN BAUCOM, WIFE AND HUSBAND,** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **TIMOTHY KILE GARRETT, AN UNMARRIED MAN, and LAURENA ROBINSON, AN UNMARRIED WOMAN,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 268, as shown on the map entitled the Plan of Fredericksburg, Section 5B, a Planned Unit Development, of record in Book 7900, page 953, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to REBECCAH BAUCOM AND DUSTIN BAUCOM, WIFE AND HUSBAND, by deed from PHILLIP M. REYNOLDS AND WIFE, KELLY A. REYNOLDS, of record in Instrument No. 20140319-0022540, dated March 17, 2014, said Register's Office.

This is improved property commonly known as: **5221 Fredericksburg Way E, Brentwood, TN 37027**

This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, Their successors, heirs and assigns, forever.

And Grantors covenant that they have lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantors further covenant and binds themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, Their successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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:T20160040183 DEEDWARR
Recvd: 05/13/16 13:19 2 pgs
Fees:13.00 Taxes:1461.50
20160513-0047948

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13 day of May, 2016.

REBECCAH BAUCOM

DUSTIN BAUCOM

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **REBECCAH BAUCOM and DUSTIN BAUCOM** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this 13 day of May, 2016.



Notary Public

My Commission Expires: 10/14/19