NEW OWNER:

David Thomas Garlock
1404 Burnside Drive
Franklin, TN 37067

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

SEND TAX BILLS TO:

New Owner

FILE NO: 16-0377

173 09-0A-595.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20160042999 DEEDWARR
Recvd: 05/23/16 11:54 3 pgs
Fees:18.00 Taxes:758.50
20160523-0051302

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Five Thousand and 00/100 Dollars ($205,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **DANIEL SMELCER AND wife, BRITTANY M. TACKETT SMELCER**("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **DAVID THOMAS GARLOCK, married** ("Grantee"), his successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 569 on the Plan of Section One of Phase Eight, Lenox Village of record in Plat at Instrument No. 20060824-0104608, 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 Daniel Smelcer, an unmarried man and Brittany M. Tackett, an unmarried woman by Warranty deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20070501-0051902 Register's Office for Davidson County, Tennessee, dated April 30, 2007 and recorded on May 01, 2007.

Being improved property also known as 2343 Alteras Drive Nashville, TN 37211.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantee that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 19th day of **May, 2016.**

DANIEL SMELCER

BRITTANY M. TACKETT SMELCER

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, DANIEL SMELCER AND BRITTANY M. TACKETT SMELCER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 19th day of **May, 2016.**

NOTARY PUBLIC

My commission expires: 1-6-20

PATRICE J. GALAWAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **205,000.00** .

AFFIANT

Sworn to and subscribed to before me this 19th day of ~~May~~, **2016**.

NOTARY PUBLIC

My commission expires: 5-30-17

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY