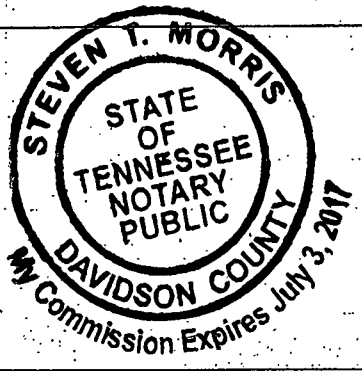
Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $96,000.00

Affiant

Subscribed and sworn to before me, this the 1st day of July, 2016.

Notary Public

My commission expires: 7.3.17

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

BILL GARRETT, Davidson County
Trans: T20160058003 DEEDWARR
Recvd: 07/07/16 15:04 2 pgs
Fees: 13.00 Taxes: 351.50

20160707-0069738

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Mary S. Barrett William D. Barrett		
905 Hammack Drive	NEW OWNERS	108-16-0-223.00
Nashville, TN 37214-4328		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **PHILIP ALLEN GARTON AND KIMBERLY D. GARTON, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARY S. BARRETT AND WILLIAM D. BARRETT, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 all of Lot No. 173A, on the Plan of the Zone Lot Division, Percy Priest Woods, Section 4, Lots 172-180, as shown by plat appearing of record in Plat Book 6250, Page 993, revising Plat Book 6250, Pages 356-357, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Philip Allen Garton and wife, Kimberly D. Garton by Warranty deed from Keith R. Fowlkes, married of record in Instrument No. 20040930-0117783 Register's Office for Davidson County, Tennessee, dated September 29, 2004 and recorded on September 30, 2004.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 905 Hammack Drive, Nashville, TN 37214-4328.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 1st day of July, 2016.

Philip Allen Garton

Kimberly D. Garton

STATE OF WISCONSIN
COUNTY OF DANE

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Philip Allen Garton and Kimberly D. Garton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 1st day of July, 2016.

CASEY BAUER NOTARY PUBLIC STATE OF WISCONSIN

Notary Public

My Commission Expires: 4/21/2019