Return To:

TRI STAR TITLE & ESCROW, LLC
1535 W NORTHFIELD BLVD, UNIT16
MURFREESBORO, TN 37129

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160070211 DEEDWARR
Recvd: 08/12/16 14:21 2 pgs
Fees:13.00 Taxes:758.50
20160812-0084326

TAREE L RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 1/24/17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southeast Title of Murfreesboro, LLC, 805 South Church Street, Suite 11, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael Combs Jesse Cartwright	New Owner	04207006200
(NAME)	(NAME)	
218 Diane Drive		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, **The Garner Trust dated 12-1-00, a Revocable Living Trust,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Michael Combs and Jesse Cartwright, married,** 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:

BEING Lot No. 23 on the Plan of Section II, Haven Acres, as shown by plat of record in Plat Book 2331, Page 139, of the Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description of said lot. Said lot No 23 fronts 155 feet on the West side of Diane Drive and runs back between parallel lines 258.5 feet to a dead line.

Being the same property conveyed to The Garner Trust dated 12-1-00, a Revobable Living Trust by deed from Kenneth D. Garner and Peggy A. Garner, dated 12-1-00 of record in Instrument #200012190124406, Register's Office for said County. Kenneth D. Garner is now deceased, his date of death was 4-19-15 and Peggy A. Garner is now deceased, her date of death was 2-23-13. Preceding their deaths the appointed Co-Trustees are their children: Michael D. Garner, K. David Garner and Susan L. Garner.

This is improved ☑ property, known as 218 Diane Drive, Madison, TN 37115
(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.

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

THE GARNER TRUST DATED 12-1-00, A REVOBABLE LIVING TRUST

Michael D. Garner, Co-trustee

Michael D. Garner
Co-Trustee

K. David Garner - Co-Trustee

K. David Garner
Co-Trustee

Susan L. Garner, Co-trustee

Susan L. Garner
Co-Trustee

State of Tennessee
County of ~~Rutherford~~ DAVIDSON

Personally appeared before me Michael D. Garner, K. David Garner and Susan L. Garner as Co-Trustees of The Garner Trust dated 12-1-00, a Revocable Living Trust, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 29th day of July, 2016.

Judy Reed

Notary Public Judy Reed
My Commission Expires: 01-21-2018

File No.: 0575

JUDY REED
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY