BILL GARRETT, Davidson County
Trans:T20160082494 DEEDWARR
Recvd: 09/20/16 14:04 2 pgs
Fees:13.00 Taxes:601.25
20160920-0098998

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
16-0768HVA

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,500.00.

Affiant

KAYLA R. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC MACON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th day of September, 2016.

Notary Public
Commission Expires: 11-20-18

Address of New Owner	Send Tax Bills To:	Map & Parcel
Grant W. Garner P.O. Box 54 ~~1404 Overton Street~~ Old Hickory, TN 37138	Franklin Synergy Bank, ITSAOA/ATIMA 722 Columbia Avenue Franklin, TN 37067	053-03-0260.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Orris Goodman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Grant W. Garner and Lois S. Garner, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 169 of Section B, Village of Old Hickory, as of record in Plat Book 1424, Page 67, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Orris O. Goodman, by Quitclaim Deed to Create a Tenancy by the Entireties from Barbara R. Goodman, dated 10/7/10 and recorded 10/15/10 in Instrument No. 20101015-0082765; and being the same property previously conveyed to Barbara R. Goodman, a married woman, by Warranty Deed from Brian Thomas Merchant and wife, Donna Marie Merchant, dated 3/29/96 and recorded 4/2/96 in Book 9999, Page 243, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1404 Overton Street, Old Hickory, TN 37138.

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

The having said Barbara Goodman died on 2/9/2016.

Dated this the 15th day of September, 2016.

Orris Goodman

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Orris Goodman** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 15th day of September, 2016.

Kim Gillespie
Notary Public
My Commission Expires: 10/18/16

(Notary Seal)

KIM GILLESPIE
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY