THIS INSTRUMENT PREPARED BY: Chapman & Rosenthal Title, Inc. 2002 Richard Jones Road, Suite 203A Nashville, TN 37215 CRT File No. 160904-BALL	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $705,000.00 Affiant Subscribed and sworn to before me, this 18th day of October, 2016. Notary Public My Commission Expires: 11/6/17

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner: Lindsay Garrison and Johnny Garrison 207 PAGE RD Nashville TN 37205-4422	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 130-05-0-118.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Philips R McCarty, Jr. and Lori V McCarty, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lindsay Garrison and Johnny Garrison, husband and wife**, ("Grantees"), its 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 the North part of Lot No. 10, Block "K" on the Plan of Revised Plan of Highlands of Belle Meade No. 2 as of record in Plat Book 843, Page 18, Register's Office for Davidson County, Tennessee, described as follows:

Said part of Lot No. 10 fronts 112.4 feet on the West side of Page Road and runs back between lines 201 feet 4 inches on the North line and 195.6 feet on the South line, to the East line of Lot No. 5 on which it measures 175.3 feet.

Being the same property conveyed by Warranty Deed from Christopher T. Wootten and wife, Joanna J. L. Wootten to Philips R. McCarty, Jr. and Lori V. McCarty, husband and wife, as recorded on the 19th day of June, 2015 in Instrument No. 20150619-0058757 and Warranty Deed from Beverly Austin, unmarried to Christopher T. Wootten and wife, Joanna J. L. Wootten, as recorded on the 23rd day of June, 2009 in Instrument No. 20090623-0058454, in the Register's Office of Davidson County, Tennessee.

Philips R. McCarty and Philips R. McCarty, Jr. are one in the same.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of REVISED PLAN OF HIGHLANDS OF BELLE MEADE NO. 2, as recorded in Plat Book 843, Page(s) 18.

Davidson County DEEDWARR
Recvd: 10/19/16 14:38 4 pgs
Fees:23.00 Taxes:2608.50
20161019-0110648

This is improved property located at 207 PAGE RD Nashville TN 37205-4422

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this ____ day of October, 2016.

Philips R McCarty

Lori V McCarty

STATE OF
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Philips R McCarty and Lori V McCarty, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this ____ day of October, 2016.

Notary Public

PLEASE SEE ATTACHED CERTIFICATES

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of LOS ANGELES)

On OCTOBER 14, 2016 before me, TANIA SEVILLE, NOTARY PUBLIC
(insert name and title of the officer)

personally appeared PHILIPS RAY MCCARTY & LORI V. MCCARTY,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~/are subscribed to the within instrument and acknowledged to me that ~~he/she~~/they executed the same in ~~his/her~~/their authorized capacity(ies), and that by ~~his/her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

TANIA SEVILLE
Commission # 2070490
Notary Public - California
Los Angeles County
My Comm. Expires Jun 6, 2018

Signature _____ **(Seal)**

True Copy Certification

I, Paul F. Soper, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Tricia Ball, a notary public for this county and state, Paul F. Soper who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/6/17
Notary' Seal (if on paper)

