This instrument prepared by and after recording, return to:

John Michael Garrett, Esq., BPR#019778
1612 Westgate Circle, #218
Brentwood TN 37027
615-372-0277

BILL GARRETT, Davidson County
Trans:T20160095026 DEEDWARRSP
Recvd: 10/27/16 10:56 2 pgs
Fees:13.00 Taxes:111.00
20161027-0113658

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Carol Garrett	(NAME) Same as new owner	Map & Parcel # 05303040000
(STREET ADDRESS) 410 Port Dr.	(STREET ADDRESS)	
(CITY) (STATE) (ZIP) Madison, TN 37115	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **JASMIN GARRETT MARUHN and husband, MARKUS MARUHN,** Grantors, has this day bargained and sold, and does hereby transfer and convey unto the said, **CAROL GARRETT, a married woman,** Grantee herein, her successors, heirs and assigns, all of their right, title and interest (including a life estate) in certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 51 on the Revised Plan of Section "F" Village of Old Hickory, as of record in Book 1424, page 131, Register's Office, Davidson County, Tennessee.

Beginning at a point in the easterly margin of Turner Street, at the corner of Lots 51 and 52; thence with the line between said Lots, easterly 155.5 feet to a point; thence northerly 85.6 feet to the southerly margin of 16th Street; thence with the margin of the same, westerly 145.6 feet to the beginning of a curve; thence around said curve, southwesterly 15.7 feet to the margin of Turner Street; thence with the margin of the same, southerly 75.6 feet to the point of beginning.

Being the same property conveyed to Charles Garrett and wife, Anna M. Garrett, by deed of record in Book 3815, page 139, Register's Office, Davidson County, Tennessee; the said Charles Garrett and Anna M. Garrett both having since died; he predeceasing her. The said Anna M. Garrett died intestate and devised her interest in the herein described property to Jasmin Garrett Maruhun, and her husband, Marcus Maruhun, with a life estate specifically reserved to Jasmin Garrett Maruhun, and her husband, Marcus Maruhun by will probated in the Probate Court of Davidson County, Tennessee, Docket #16P1241.

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration or value whichever is greater for this transfer is $ 30,000.00

Subscribed and sworn to before me this the 3rd, October 2016.

Affiant

My commission expires: 5/22/17

Notary Public

JULIE MCGUIRE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

This is improved property known as 1601 Turner Street, Old Hickory TN 37138, Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, her successors, heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, her successors, heirs and assigns, against the lawful claims of all persons **claiming by, through or under the Grantors but not further or otherwise.**

Whenever 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 hand this 3rd day of October, 2016.

Jasmin Garrett Maruhn

Markus Maruhn

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JASMIN GARRETT MARUHN and husband, MARKUS MARUHN,** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 3rd day of October, 2016.

Notary Public
My Commission Expires: 5/22/17

JULIE MCCLURE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

ENCUMBRANCES