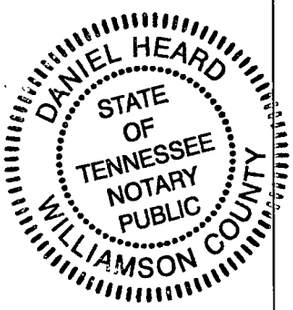
WARRANTY DEED

File #16440



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $13,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF NOVEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 8-4-2020

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20160100961 DEEDWARR
Recvd: 11/15/16 15:59 2 pgs
Fees:13.00 Taxes:49.95

20161115-0120581

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
7101 Sharondale Court, Suite 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Berard	New Owner	-007-00-0-060.00
(NAME)	(NAME)	
334 Raymond Hodges Rd		
(ADDRESS)	(ADDRESS)	
Cottontown TN 37048		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Ronald Christopher Garland, married,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert Berard, unmarried,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND located in the 10th Civil District of Davidson County, Tennessee, and being described as follows, to-wit:

Beginning on a stone in the old barbeque pit near a colored church running North 14 degrees West 16 poles to a stone; thence West 8 poles to the edge of a county road; thence with the meanders of said road South 30 degrees East 4 poles; South 10 degrees West 4 poles; South 30 degrees West 9 poles to a stone in Henry Cartwright's line; thence with his line east 12 poles to the beginning, containing one acre, more or less.

Being the same property conveyed to Ronald Christopher Garland, a single man by Warranty deed from Richard W. Harris, a single man and Glen B. Harris, a single man of record in Instrument No. 20110601-0041734, Register's Office for Davidson County, Tennessee, dated June 1, 2011 and recorded on June 1, 2011. The subject property has never been the principal residence of the Grantor or his spouse.

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.

unimproved
This is improved x

2418 Baker Station Road, Goodlettsville, TN 37072
(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 my hand this 9th day of November, 2016.

Ronald Christopher Garland

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Ronald Christopher Garland, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of November, 2016.

My commission expires: 8.4.2020

Notary Public



RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
7101 Sharondale Ct. Ste. 200
Brentwood, TN 37027