BILL GARRETT, Davidson County
Trans:T20160108169 DEEDWARR
Recvd: 12/08/16 14:39 2 pgs
Fees:13.00 Taxes:1036.00
20161208-0129139

A. C. HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2018

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Affiant

Subscribed and sworn to before me, this 30TH DAY OF NOVEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 5-8-18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Randall L. Garriott, an unmarried man	Movement Mtg (NAME)	
Property (ADDRESS)	841 Seapark Circle (ADDRESS)	073-09-0-124.00
(CITY) (STATE) (ZIP)	Virginia Beach, VA 23452 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Barry D. Alderson, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Randall L. Garriott, an unmarried man, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 353 ON THE PLAN OF SECTION THREE, BURCHWOOD GARDENS OF RECORD IN PLAT BOOK 2900, PAGE 116, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE.COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO ROY L. ALDERSON AND WIFE FLORENCE D. ALDERSON RESERVING THEMSELVES AS TO A LIFE ESTATE AND BARRY D. ALDERSON AS A REMAINDER INTEREST BY QUITCLAIM DEED FROM ROY L. ALDERSON AND WIFE, FLORENCE D. ALDERSON AND JERRY D. ALDERSON AND WIFE, CELESTE ALDERSON OF RECORD IN BOOK 10326, PAGE 116, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID ROY L. ANDERSON AND FLORENCE D. ANDERSON HAVING SINCE DIED.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2017 AND SUBSEQUENT YEARS.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR(S).

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1840 Willow Springs Drive , Nashville, TN 37216-4222
(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/our hand(s) this 30th day of November, 2016.

WARRANTY DEED
(Continued)

Barry D. Alderson

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Barry D. Alderson, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of November, 2016.

Notary Public

My Commission Expires: 7/2/2018

(SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072