STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $163,500.00.

Diedra P. Walker
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 24th day of February, 2017.

NOTARY PUBLIC

My commission expires: 6-18-2018

CHRISTI M. JOHNSTON NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

BILL GARRETT, Davidson County
Trans: T20170017657 DEEDWARR
Recvd: 03/01/17 11:14 2 pgs
Fees: 13.00 Taxes: 603.10
20170301-0020183

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Jonathan Annett and Mandi Arquilla	loandepot.com LLC	075120F06000CO
(NAME)	(NAME)	
735 Tulip Grove Road	25500 Commercentre Dr. #100	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Lake Forest, CA 92630	

Warranty Deed

For and in Consideration of the sum of $163,500.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Marlyn D Garwood and Edith K Garwood, husband and wife,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Jonathan R. Annett and Mandi Arquilla, as tenants in common with rights of survivorship**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Being a certain Townhome Apartment with Private Elements in Davidson County, Tennessee, and being Lot No. 60 aka Unit No. 245, as specified on the boundary exhibit of unit foundations of Tulip Cove Townhomes, a Horizontal Property Regime with Private Elements, shown as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Tulip Cove Homeowners Association, Inc., as of record in Instrument No. 20050525-0059119, as amended in Instrument No. 20080103-0000699; and in Instrument No. 20120521-0043906, Register's Office for Davidson County, Tennessee; including without limitation, the By-Laws appended thereto and attached as Exhibit "C", said Register's Office. Reference is hereby made to the plan of Tulip Cove Townhomes, for placement of Lots and Units and for a more complete identification and description of such Lot and Unit.

Being the same property conveyed to Marlyn D. Garwood and Edith K. Garwood, husband and wife by deed from Marquis Homes, LLC, a Tennessee limited liability company, of record in Instrument No. 201360522-0051971, said Register's Office.

This property is __unimproved _X_improved property known as: 735 Tulip Grove Road, Hermitage, TN 37076.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same

is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 23rd day of February, 2017.

Marlyn D. Garwood

Marlyn D. Garwood

Edith K. Garwood

Edith K. Garwood

STATE OF TENNESSEE
COUNTY OF WILSON

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

Witness my hand and official seal, this the 23rd day of February, 2017.

Tammy Duncan

Notary Public
My Commission Expires: 4/17/19

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122