Record & Return to:

Fearnley Martin & McDonald
25 Century Blvd, Ste 402
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 04/11/17 10:47 2 pgs
Fees:13.00 Taxes:670.44
**20170411-0035277**

**Prepared by:**
**Realty Title & Escrow Company, Inc.**
**1139 NW Broad St Suite 101**
**Murfreesboro, TN 37129**

**STATE OF TENNESSEE**
**COUNTY OF RUTHERFORD**
**The actual consideration or value, whichever is greater, for this transfer is $181,200.00.**

**Affiant**

**Subscribed and sworn to before me, this 7th day of April, 2017.**

**Notary Public**
**My commission expires:**

VENKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-29-2019

**13-1612-132734**

| **Address of New Owner:** | **Send Tax Bills to:** | **Tax Information:** |
|---|---|---|
| Michael Garth | Owner at property address | 135-16-0-A-060.00 CO |
| 2509 Somerset Dr. | | |
| Nashville TN 37217 | | |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Patricia E. Siano now Walker, Unmarried woman**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Michael Recardo Garth and Adreianne Leetta Garth, husband and wife,** hereinafter called the Grantees, their successors and assigns, a 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. 75, on the Plan of Tracts 8, 9, & 10 of Nashboro Village, of record in Book 5200, Page 186, 187, 188, and 189, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Joseph A. Siano and Patricia E. Walker, both unmarried by Warranty Deed from Lynn B. Ray and wife, Cynthia D. Ray, dated April 25, 2005, recorded April 28, 2005, of record in Instrument No. 20050428-0047239, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Patricia E. Siano by Quitclaim Deed from Joseph A. Siano, dated September 29, 2008, recorded October 16, 2008, of record in Instrument No. 20081016-0103977, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2509 Somerset Dr., Nashville, TN 37217.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

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 7th day of April, 2017.

Patricia E. Walker

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Patricia E. Walker**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Murfreesboro, TN, this 7th day of April, 2017.

State of Tennessee at Large

My Commission expires: 9-25-19

LACEY CHUMLEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 09-25-2019

Certificate of Authenticity

I, ASHLEE D PAGE, 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, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, 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: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019