STATE OF Tennessee
COUNTY OF Davidson

Davidson County DEEDWARR
Recvd: 04/25/17 14:45 3 pgs
Fees:18.00 Taxes:575.91
20170425-0040606

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,650.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF April, 2017.

Notary Public
MY COMMISSION EXPIRES: 9/4/19
File No. 17-7949D

JILL SIMMONS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Sebestiana Serraglio and Paul K. Sanford, wife and husband (NAME)	New Owner (NAME)	053-03-0-400.00
1601 Turner Street (STREET ADDRESS)	(STREET ADDRESS)	
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Carol Garrett as Devisee of the Anna M. Garrett Estate**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sebestiana Serraglio and Paul K. Sanford, wife and husband**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 51 on the plan of REVISED PLAN OF SECTION F OF VILLAGE OF OLD HICKORY, as shown by plat of record in Book 1424, Page 131, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Charles Garrett and wife Anna M. Garrett from John H. Anderson and wife Arbie L. Anderson, by Deed dated September 6, 1964, as Book 3815, page 139, in the Register's Office for Davidson County, Tennessee.
Charles Garrett having since died on March 29, 2011, leaving his interest vested to his wife, Anna M. Garrett, by surviving tenant by the entirety.
The said Anna M. Garrett having since died testate on June 22, 2016. Pursuant to the Last Will and Testament of Anna Marie Schmid-Garrett a/k/a Anna M. Garrett filed of record in Case No. 16-p1241, Probate Court for Davidson County, Tennessee, decedent, devised a life estate to Jasmin Garrett Maruhun and husband Markus Maruhun, upon death or termination of the said life estate, the remainder interest of the property conveys fees simple to Carol Garrett. Jasmin Garrett Maruhn a/k/a Jasmin Garrett Maruhun and husband Markus Maruhn a/k/a Marcus Maruhun conveyed any interest he or she may have in the property to to Carol Garrett, a married, by Deed dated October 3, 2016, as Instrument No. 20161027-0113658, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Restrictions as recorded in Book 1915, page 436, and Book 2447, page Register's Office for Davidson County, Tennessee.

2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Book 1424, page 131, Register's Office for Davidson County, Tennessee.

The 2016 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

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

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. 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 my/our hand(s) this 21st day of April, 2017.

Carol Garrett

Carol Garrett

April 21, 2017
Date

STATE OF Tennessee

COUNTY OF Sumner }

JACQUELINE M. BELOTE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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

Witness my hand and official seal, this 21st day of April, 2017.

My Commission Expires: 5/8/17

Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

TRUE COPY CERTIFICATION

I, Kimie Perry 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 WILSON

Personally appeared before me, Jill Simmons, a notary public for this county and state, Kimie Perry 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: September 4, 2019
Notary Seal (if on paper)

