FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson**
BILL GARRETT, Davidson County Trans:T20170050210 DEEDWARR Recvd: 06/13/17 09:02 2 pgs Fees:13.00 Taxes:2016.50 20170613-0058992	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $545,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **June 9, 2017.** Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

WARRANTY DEED

This Instrument Prepared By and Return To:

DEBORAH A. LOSKOSKI STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY MY COMMISSION EXPIRES 8-27-2019

2506 North Mt. Juliet Road, Mt. Juliet, TN 37122
File #**17-0187**

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard Gershman and Candace Jinnette Gershman	**Same**	**102-16-43.00**
(NAME) **772 Greeley Drive**	(NAME)	
(ADDRESS) **Nashville,TN 37205**	(ADDRESS)	
(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, WE, **Reid A. Garrett and Patricia Garrett,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Richard Gershman and Candace Jinnette Gershman, Husband and Wife,** 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, and being all of Lot No. 229, on the Plan of Hillwood Estates, Section 10, according to plat and survey of same appearing of record in Book 2331, pages 95 and 96, of the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said lot. Said Lot No. 299 fronts 150 feet on the easterly side of Greeley Drive and extends back 298.5 feet on the northerly line and 299.8 feet on the southerly line in the rear, measuring 150 feet therein.

Being the same property conveyed to Reid A. Garrett and Patricia Garrett by Special Warranty Deed from Fannie Mae fka Federal National Mortgage Association dated May 21, 2012, filed of record in Instrument Number 20120523-0044743, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **772 Greeley Drive, Nashville, TN 37205**
(House Number) (Street) (City, State) (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.

IN WITNESS WHEREOF, this instrument has been executed on this the **9th** day of **June, 2017.**

Reid A. Garrett

Patricia Garrett

STATE OF **TENNESSEE**
COUNTY OF Shelby

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Reid A. Garrett and Patricia Garrett**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **9th** day of **June, 2017.**

NOTARY PUBLIC

My Commission Expires: 8/27/2019

DEBORAH A. LOSKOSKI
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 8-27-2019