CARMEN COATS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 9, 2018

WARRANTY DEED

28642

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $217,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 22nd DAY OF JUNE, 2017.

Carmen Coats
Notary Public

(Affix Seal)

My Commission Expires: _____

BILL GARRETT, Davidson County
Trans:T20170054176 DEEDWARR
Recvd: 06/23/17 15:40 2 pgs
Fees:13.00 Taxes:802.90
20170623-0063684

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

BRENDA FRANKS HALE
HALE AND HALE, PLC
198 EAST MAIN STREET, STE 200
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Robert F. Nardini and wife, Gloria Nardini	NEW OWNER	Map/Parcel
3404 BENTWOOD COVE		164 09 0 020.00
ANTIOCH, TN 37013		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, MARK GARRISON AND WIFE, AMY GARRISON, hereinafter called the GRANTORS, have bargained and sold, and by these presents do hereby transfer and convey unto ROBERT F. NARDINI AND WIFE, GLORIA NARDINI, 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. 271 as shown on the Plan of First Revision Asheford Crossing, Section Two, of record in Book 9700, page 171, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Mark Garrison and wife, Amy Garrison by Warranty Deed from Cheryl A. Woods, a married woman, dated April 30, 2004, of record in Instrument No. 20040512-0055361, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

a. Davidson County taxes for the year 2017 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTORS paying his/her prorata part thereof to GRANTEES, who will be responsible for payment of said taxes when they become due and payable.
Map/Parcel 164 09 0 020.00

b. All matters appearing on the Plan of First Revision Asheford Crossing, Section Two of record in Plat Book 9700, page 171, Register's Office for Davidson County, Tennessee.

c. Declaration of Covenants, Conditions and Restrictions of record in Book 9651, page 900; Book 9980, page 482; Book 10301, page 180; Book 10353, page 575; Book 10640, page 941; Book 10717, page 97; Book 11455, page 769; Instrument Nos. 20001018-0103441 and 20010418-0038191, Register's Office for Davidson County, Tennessee.

d. By-Laws of record in Book 9651, page 925, Register's Office for Davidson County, Tennessee.
e. Charter of Asheford Crossing Homeowners' Association of record in Book 9651, page 895, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 5749 Cedar Ash Crossing, Antioch, Tennessee 37013

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 the GRANTORS, do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and they do further covenant and bind themselves, their heirs and/or assigns, 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 our hands this 22nd day of June, 2017:

Mark Garrison

Amy Garrison

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Mark Garrison, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of June, 2017:

Notary Public

My commission expires: 12-5-2020

KATHLEEN HALE McCLELLAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Amy Garrison, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of June, 2017.

Notary Public

My commission expires: 12-5-2020

KATHLEEN HALE McCLELLAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY