BILL GARRETT, Davidson County
Trans:T20170056167 DEEDWARR
Recvd: 06/30/17 12:00 3 pgs
Fees:18.00 Taxes:1785.25
20170630-0066062

FROM: David W. Garrison and Erica K. Garrison

TO: Andrew W. Haley and Courtney E. Haley

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Andrew W. Haley and Courtney E. Haley 1121 Duncanwood Drive Nashville, Tennessee 37204	New Owner	Map 131-8 Parcel 19

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, LLP, Stephen C. Baker, Esq., 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $482,500.00.

Affiant

Subscribed and sworn to before me, this the 29 day of June, 2017.

TRACEY PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary Public
My Comm. Expires: 1-8-19

GENERAL WARRANTY DEED

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 and sufficiency of which are hereby acknowledged, David W. Garrison and wife, Erica K. Garrison, hereinafter called "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto Andrew W. Haley and wife, Courtney E. Haley, hereinafter called "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, Tennesee, being lot No. 31 on the Map of Duncanwood, of record in Plat Book 1424, page 139, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 31 fronts 136.7 feet on the East side of Duncanwood Drive and runs back between lines 202.9 feet on the North line and

234 feet on the South line, to a dead line in the rear, on which it measures 70.8 feet.

Being the same property conveyed to David W. Garrison and wife, Erica K. Garrison, by deed from John D. Roper and Oleane E. Roper, Trustees, or their successors in trust, under the Revocable Living Trust, dated March 4, 1998, of record as Instrument No. 20160316-0025171, Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the limitations, restrictions, and encumbrances as set forth below:

1. 2017 Metropolitan Government Taxes, which have been prorated.

2. All matters shown on the plan of record in Book 1424, page 139, said Register's Office.

This is improved property located at 1121 Duncanwood Drive, Nashville, Tennessee 37204.

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 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 the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and 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 hand this 29th day of June, 2017.

David W. Garrison

Erica K. Garrison

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David W. Garrison and Erica K. Garrison, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 29th day of June, 2017.

NOTARY PUBLIC

My Commission Expires: 1-6-20

MELINDA A. GRAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES:
JANUARY 6, 2020