THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Christopher M. Withers
437 Rockwood Dr
Hermitage, TN 37076
SEND TAX BILLS TO:
Regions Bank
2050 Parkway Office Circle
Birmingham, AL 35244

WARRANTY DEED

(Map 086-120-0, Parcel 01700)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, the undersigned, **GABRIELLE GARNER,** hereinafter referred to as "Grantor", has bargained and sold and do hereby transfer and convey unto **CHRISTOPHER M. WITHERS, unmarried man,** hereinafter referred to as "Grantee", their heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 12 on the Plan of Hermitage Woods, Section 3, of record in Book 5050, pages 109 and 110, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more detailed description of said lot.
>
> BEING the same property conveyed to Gabrielle Garner, by Quitclaim Deed from Sheryl A. Allen, dated February 1, 2017, of record in Instrument No. 20170207-0012737, in the Register's Office of Davidson County, Tennessee. Also by Warranty Deed from Jeff P. Garner and wife, Kelly Garner, to Sheryl A. Allen, dated 12/20/2002, of record in Instrument No. 20021228-061022 in said register's office.
>
> THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Book 5050, pages 109 - 110; Restrictive Covenants of record in Book 5211, page 812, Book 5239, page 850, and Book 6145, page 135; all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as 437 Rockwood Dr, Hermitage, TN 37076.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantee, his heirs and assigns, forever.

Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2017 real property taxes which will be prorated at closing and paid by the Grantee.

Grantor further covenants and binds Grantor, her heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, his heirs and assigns, against the lawful claims of all persons whomsoever.

BILL GARRETT, Davidson County
Trans:T20170057532 DEEDWARR
Recvd: 07/06/17 10:14 2 pgs
Fees:18.00 Taxes:606.80
20170706-0067792

WITNESS OUR HANDS and signatures on this the 30th day of June, 2017.

GABRIELLE GARNER

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 Gabrielle Garner, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of June, 2017.

Notary Public

My Commission Expires: 9-26-19

(SEAL)

MARY FUGITT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $164,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 30th day of June, 2017.

Notary Public

My commission expires:

SUE ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-26-2021

File No. 2017050